

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan Topic 12
Upper Clutha Mapping

SUPPLEMENTARY LEGAL SUBMISSIONS (Part Three) FOR

Allenby Farms Limited (#502 and #1254)

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MAY IT PLEASE THE COMMISSIONERS

Introduction

- 1 These legal submissions are presented on behalf of Allenby Farms Limited ("**Allenby**") in relation to Hearing Stream 12 (Upper Clutha Mapping) in respect of Submission #502 (**Allenby Submission**). These submissions comprise Part Three of legal submissions lodged on behalf of Allenby, and supplement Parts One and Two which were lodged with the Commission on 05 April 2017 and 25 May 2017 respectively.
- 2 Parts One and Two provided comprehensive submissions in respect of:
 - (a) An explanation of how the Mt Iron Park Rural Lifestyle Zone (**MIPRLZ**) provisions and Structure Plan submitted in evidence in chief were intended to work in practice in the District Plan review (**DPR**) framework.
 - (b) A comprehensive overview of the 'big picture' of the Allenby Submission and options for future management of Mt Iron.
 - (c) Comprehensive legal analysis of scope and jurisdiction for the Allenby relief sought and responses to the Council's position on rezoning.

Executive Summary

- 3 Part Three is lodged as supplementary submissions in response to matters raised by the Commission in the course of the Allenby Hearing on 31 May 2017. These submissions address the following matters:
 - (a) Clarification on amendments to the draft Agreement to grant Easement (**Appendix A and B**)
 - (b) Submissions on the relevance of the Allenby enforcement proceedings
 - (c) Clarification on future costs of ongoing ecological management requirements
 - (d) Clarification on visual effects addressed in Mr Baxter's evidence
 - (e) Revised MIPRL Plan provisions and Structure Plan
 - (f) Revised section 32AA assessment
 - (g) Scope for amendments sought to Chapter 27 Subdivision

- (h) Additional comments on the proposed Building Restriction Area adjacent to SH6
- (i) Legal submissions on the methodology of identification of Significant Natural Areas, including the *Shearer*¹ case
- (j) Legal submissions on the approach to Part 2 following King Salmon and recent case law as relevant to environmental compensation

Agreement to Grant Easement

- 4 Part Two legal submissions tabled a draft Agreement to Grant Easement which would provide an alternative mechanism to achieve public access over the Allenby land other than through the District Plan Review process. The intent of the draft Easement Agreement is to create a binding legal obligation to create the full suite of public access rights as indicated on the MIPRL Structure Plan submitted in evidence, once that Zone is confirmed and implemented.
- 5 In the course of the Hearing, three issues were raised in respect of potential clarifications / enhancements to the drafting of the Agreement. Each of these amendments has been made to the Agreement; a revised version with track 'changes' compared to the version presented in Part Two submissions is included as **Appendix A** and a revised 'clean' version has been signed and dated by the Parties, attached as **Appendix B**. The following is an explanatory summary of the changes made to the Agreement:
- (a) New clause 1.2 has been added to the Agreement which clarifies that the exclusion of bicycles is not necessarily comprehensive or permanent. This provides the owner of the servient tenement the authority to allow public access trails to be constructed and used as cycle trails in the future and impose conditions or restrictions on such use. This clause has been added as a consequence of the Commission's query regarding the recreational attributes of Mt Iron which could be realised in the future, including by the provision of biking access.
 - (b) New clause 1.9 clarifies that the parties acknowledge the possibility that the easements to be created under the Agreement may be created in favour of the Council if the Council accepts the benefit of those easements in gross.

¹ *Royal Forest and Bird Protection Society Inc v Christchurch City Council* [2017] NZHC 865; *Friends of Shearer Swamp v West Coast Regional Council* [2010] NZEnvC 345; *West Coast Regional Council v Friends of Shearer Swamp Inc* [2012] NZRMA 45 (HC).

- (c) Clauses 2.1 and 2.2 have been clarified such that the Agreement is conditional upon 'A Mt Iron Park Rural Lifestyle Zone' being confirmed in the DPR. The intent of this amendment is to allow for the possibility of any amendments to the MIPRL Zone subsequent to that submitted in evidence (be it by way of Commission or Council recommendations for example) to ensure that any such amendments will not void the Agreement.
- (d) Clause 3 has been amended to include the Upper Clutha Tracks Trust and the general public as beneficiaries to the Agreement. The Agreement cannot be cancelled without the written consent of each of the Beneficiaries. Counsel is not one hundred per cent sure of the legality of Contracts Privity Act provisions in favour of the general public, as it is a novel concept. The addition of the Upper Clutha Tracks Trust provides added assurance of the virtual certainty of the intended outcome.

6 The consequence of the above amendments combined give assurance to the Commission as to the full ability to legally implement public access in the manner required in the MIPRL provisions and indicated on the Structure Plan, irrespective of the potential constraints of the DPR process to provide for such access. I submit that the amended Agreement attached now overcomes the issues raised in the *Infinity* case, and there is no remaining doubt that the positive recreation and access benefits promoted in the Allenby proposal are squarely matters relevant to be given weight by the Commission.

Relevance of the Allenby enforcement proceedings

7 In the course of the hearing a copy of the Summary of Facts for the recent District Court enforcement proceedings, *Queenstown Lakes District Council v Allenby Farms Limited* [2017] NZDC 3251 (**Enforcement Proceedings**) was requested by the Commission and consequently provided.

8 Mr Davis's rebuttal evidence identified an overlay plan of the MIPRL proposed building platforms and the District Court's Enforcement Order, which provided for specified areas of replanting.

9 Because the clearance was illegal, and there are reinstatement obligations, the evidence presented by Allenby has been careful to assess all effects (including visibility and ecology) against the Allenby Site as it existed prior to the clearance of vegetation the subject of the Enforcement Proceedings. I submit that is the correct starting point for the Commission.

10 Section 321 of the Act provides the ability for any person affected by an Enforcement Order to apply to the Environment Court at any time to change or

cancel the order.² I submit that the Commission need not concern itself about that, and that it is not relevant to these proceedings. If the Zone is confirmed, and if the Enforcement Order obligations create difficulties for the landowner when implementing the Zone provisions, that is an issue which the landowner will have to address in another forum. We could discuss alternative replanting in other areas (for example) but that would be speculation which this Commission need not embark on. This is the landowner's' problem to solve.

Clarification on future costs of ongoing ecological management requirements

11 I refer to the Supplementary evidence of Dr Lloyd, dated 14 June 2017. As covered in Dr Lloyd's evidence, the estimated costs of on-going future maintenance of pest animal and plant control, revegetation maintenance, and monitoring requirements will be as follows:

- (a) \$20,000 - \$25,000 per annum for animal pest control
- (b) \$200- \$400 per annum for plant pest control
- (c) \$2,400 per annum for revegetation, decreasing after five years to zero
- (d) \$1,500 - \$2,500 per monitoring report

12 From the above, it follows that the ongoing management requirements for the MIPRL Zone would equate to between \$24,100- \$30,300 per annum for the first five years, thereafter decreasing by a considerable amount. This amount, split between 15 homeowners, would equate to approximately \$1,600 - \$2,000 each per annum, however that amount is likely to decrease significantly over time. It is submitted that amount is entirely a reasonable expense to be incurred for future management obligations, noting of course that prospective buyers of these sites would be aware of those requirements so registered on the titles, and would likely be the type of purchaser willing to incur such an expense for the privilege to live in this area.

13 It is not unusual in the Queenstown Lakes District for landowners to have to meet additional landowner costs as a consequence of being able to enjoy the privilege of living in this district. Many consents involve planting and maintenance obligations, including obligations relating to maintenance of public trails. A Jacks Point landowner, living in what might be considered to be a reasonably standard urban subdivision, has to pay annual Council rates in the order of \$1,100, an annual Jacks Point Residents and Owners Association Levy in the order of \$2,400, and an annual Golf Levy (which goes towards maintaining the golf course) in the order of \$1,000. A resident at Closeburn (a

² Section 321(1) RMA

very exclusive and 'up market' rural lifestyle development) pays an annual levy in excess of \$20,000 for the privilege of living there. If this proposed zone is confirmed, it will be up to the landowner developer to find purchasers willing to pay the ongoing costs. Given the likely value of the residential lots in question, there is no reason for this Commission to assume that that should cause any problem.

Clarification on visual effects addressed in Mr Baxter's evidence

- 14 In the course of the hearing, Mr Baxter reserved his position in respect of clarifying the viewpoint of the MIPRL proposed building platforms identified in his Attachment D. Mr Baxter has concluded, in his supplementary evidence dated 14 June 2017, that the maximum number of houses potentially visible at any one time would be 3-4 and that this would be only a glimpse of those houses, and that this is the worst affected view.
- 15 In this respect, I reiterate that those adverse effects include the overall range of viewpoints within and around Wanaka from which Mt Iron can be viewed, the limited number (in that overall range) of viewpoints affected, the number of houses that might be visible from any particular viewpoint, and the overall cumulative effect of those factors. Those factors will be matters which the Commission will have to make findings on, partially based upon evidence and partially upon its own site visits. That landscape outcome, as determined, is then but one of a number of considerations to be taken into account, as further considered in submissions below relating to Part 2.

Revised MIPRL provisions

- 16 This part of these submissions addresses amendments made to the proposed MIPRL plan provisions since the hearing as a consequence of matters raised by the Commission during the hearing. Appendix B of the primary Legal Submissions Part Two contained the proposed MIPRL plan provisions with track changes identifying amendments made since evidence briefs were lodged and prior to the hearing. Those amendments have now been accepted to create a new clean document. Appendix A to Mr White's Supplementary Evidence contains a further amended suite of MIPRL plan provisions with track changes identifying amendments made since the hearing. I now comment on those amendments, in the order they appear in Appendix A, providing explanation where appropriate. Appendix B of Mr White's Supplementary Evidence then contains a final clean suite, with all amendments accepted.
- 17 Provision numbering has been amended to reflect the latest Council Reply version of Chapter 27.

- 18 References to '*native*' have been replaced with '*indigenous*' to achieve consistency with s.6(b) of the Act (although the words have the same meaning).
- 19 The reference in Policy 27.3.17.1 to '*dwelling*s' has been replaced with '*building platforms*' because it is building platforms which are created through the Chapter 27 subdivision regime.
- 20 Previous Policy 27.3.17.1 has now been split into two policies to address a number of points raised by the Commission. In new Policy 27.3.17.2:
- (a) Consideration was given to alternatives to using the word '*minimise*'. However the word remains because it reflects the reality of what is proposed with this zone. There are potential adverse effects which will be minimised by the likes of building design controls and exotic vegetation controls. The effects cannot be avoided. They cannot be quantitatively defined. The word '*minimise*' is stronger than the more normal word '*mitigate*'. I submit that the use of this word under these circumstances is appropriate.
 - (b) Policy support for the control on exotic vegetation has been included.
 - (c) Specific reference to the ONF values of Mt Iron has been included.
- 21 Previous Policy 27.3.18.1 has been deleted because, on reflection, it merely restates the objective. The objective is now implemented through the specific Policies 27.3.18.1 – 27.3.18.5. This amendment also addresses the concern about the reference to 'undeveloped parts of Mt Iron.'
- 22 Previous Rule 27.7.7 has been deleted because these issues are dealt with under the Amendment to Rule 27.9.5 later in the document (the last page relating to Chapter 27).
- 23 In Rule 27.7.13.1.i the word '*generally*,' which was of concern to the Commission, has been deleted. The original reason for including that word was to enable a degree of flexibility with the final shape of building platforms because, in circumstances such as this, there will almost inevitably be one or more requests for a degree of change once detailed house plans are prepared, particularly given the requirement not to have any buildings within 10 metres of the building platform boundary. The degree of flexibility originally intended by using that word is now achieved through the addition at the end of this rule which provides a quantitatively exact measure of flexibility based upon the '*centroid*' of each building platform (the centroids are now detailed on the amended Structure Plan in Appendix C of Mr White's Supplementary Evidence). The term "centroid" is used because it is a mathematical term with an

independent meaning (in case of uncertainty arising from finding a point shown on a large scale Structure Plan).

- 24 The concern expressed about possible future applications for additional development rights has been addressed:
- (a) Rule 27.3.13.1.ii.b has been amended to include reference to the BRA.
 - (b) New Rule 27.7.13.1.vi has been included requiring a consent notice condition preventing any future buildings within the Protection Areas, the Revegetation Area and the BRA.
 - (c) Rule 27.7.13.1.vii.b has been amended to prevent future buildings within the zone outside the approved building platforms.
- 25 The numbering of previous Rule 27.7.12.1 has been corrected to Rule 27.7.14 (on this point it is noted that the Council Reply version Chapter 27 contains an error – existing Rule 27.7.12.1 should be Rule 27.7.13).
- 26 Rule 27.7.13.1.viii has been amended so that the 15 lot limitation applies to residential lots and does not catch the likes of an access lot.
- 27 Chapter 22 Objective 22.2.8 has been amended to include specific reference to the Mt Iron ONF.
- 28 Rule 22.5.41 has been amended to apply noncomplying activity status, rather than discretionary activity status, to any breach of the design controls.
- 29 The reference to rabbit proofing in Rule 22.5.46 has been clarified.

Amended Structure Plan

- 30 Appendix C to Mr White's Supplementary Evidence contains an amended version of the Mt Iron Park Structure Plan, incorporating two amendments.
- 31 A 'centroid' has been added in the middle of each building platform for the purpose of Rule 27.7.13.1.i.
- 32 A final review of the amended plan provision to the Structure Plan led to the discovery that, in the PDP as notified, and referring to the 'bottom' of Mt Iron where it adjoins the Low Density Residential zone to the west, the UGB and the ONF boundary and the LDR zone boundary are all shown (partially) in different locations. This does not appear to make any logical sense. Counsel submits that the UGB, ONF boundary and LDR zone boundary should all be the same in this location. That would then logically mean that the UGB and the ONF

boundary should be slightly relocated, where necessary, to align with the LDR zone boundary (because the LDR zone boundary is not subject to submission and therefore cannot be moved).

- 33 The Commission's attention is drawn to the fact that the Allenby Submission originally requested amendments to both the UGB and the Mt Iron ONF boundary. Although those submission points are not being pursued, they have not been withdrawn. Therefore the Commission has jurisdiction to adjust the UGB and the ONF boundary to match the LDR zone boundary in this location.
- 34 As a consequence of the issue explained above, the lower western boundary of the BRA has been amended slightly so that it is aligned with notified LDR zone boundary.

Withdrawal of requested Building Restriction Area

- 35 The Allenby Submission requested the identification (on the relevant Planning Map(s)) of a new BRA on the lower western slope of Mt Iron. As detailed above, it is now proposed to address the prevention of new buildings in that area through a land covenant imposed as a consequence of implementation of the MIPRL plan provisions. As that fully addresses this issue, Allenby now formally withdraws that part of the Allenby Submission requesting the separate identification of that proposed BRA on the Planning Maps.
- 36 It is submitted there are no scope issues relating to the amendments described above, these are all either consequential amendments to relief sought in submissions, or otherwise fall to be considered as relief between the notified PDP and the relief sought in original submissions.³

Revised section 32AA Assessment

- 37 The Supplementary evidence of Mr White provides a comprehensive further assessment of the MIPRL provisions in accordance with section 32 and 32AA of the Act. I consider this analysis sufficiently detailed for the Commission to make findings in respect of the appropriateness of the MIPRL objectives to achieve sustainable management, and to positively find that the MIPRL provisions are the most appropriate way to achieve the objectives of MIPRL and other relevant objectives of the PDP.

Clarification of Building Restriction Area

- 38 I refer to paras 153 – 159 of Part Two legal submissions in respect of the notified Building Restriction Area (BRA) applicable to the 'tongue' of Allenby

³ Referring to *Re an application by Vivid Holdings Limited* Environment Court, Christchurch, 17/5/1999, C086/99, Judge Jackson at [19] and associated submissions in Appendix 1 of Part Two legal submissions.

land which extends from the base of Mt Iron towards Wanaka alongside the road entry into Wanaka.

- 39 It has now come to the attention of Counsel that this particular BRA was previously addressed in the landscape evidence of Dr Read presented for Hearing Stream 02 (Rural Zone), where she confirmed:

Submitter 502, Allenby Farms, has submitted that the building restriction area adjacent to the State Highway to the south west of Mount Iron should be removed. From a landscape perspective, I agree with this proposition in part. Had there been a setback required from the escarpment edge so that buildings in Mount Iron Drive and Rob Roy Lane were not visible from the highway it would have served the purpose of maintaining a rural edge to Wanaka. No such setback has been imposed. Further, with the Three Parks plan change operative, this area is fully within the urban form of Wanaka. It does, however, provide a natural and attractive foreground to views of Mount Iron from the west. In my opinion the building restriction area could be reduced to the area illustrated in Appendix 1 attached to this evidence.⁴

- 40 I append Dr Read's revised BRA as **Appendix C** to these Submissions. I note that Ms Mellsop in her evidence for this hearing agrees with Dr Read. This is a landscape / visual amenity issue, so the Council evidence at least partially supports Allenby's position, which remains that the whole BRA should be removed.

Scope for amendments to Chapter 27 Subdivision

- 41 It is submitted there are no scope issues relating to amendments from the MIPRL Zone to the objectives and policies within Chapter 27. The Allenby Submission originally sought amendments to Chapter 27 (subdivision) as well as specific provisions for a subzone on the Allenby land. It has transpired in the review of the PDP that the format of Chapter 27 has been amended so as to now provide location specific subdivision policies rather than locating those in their respective zones.
- 42 The format of the DPR hearings to separate text of the PDP and the mapping or rezoning hearings has meant that in many instances, consequential relief will need to be sought to hearings which have already concluded on the text, where that does not accord with rezoning relief subsequently sought.
- 43 I submit that the approach to the DPR must be viewed as a whole. Any recommendations from the panels differently constituted for different hearing

⁴ QLDC 02 Rural Marion Read Evidence, at para 8.2.

streams must ultimately come together and be made as one recommendation. It cannot follow that the format of the DPR process in this way could lead to a result that Allenby had no opportunity to present its full case for rezoning and not have the opportunity to ensure consistency in all provisions requiring amendment (including Chapter 27). Furthermore, no other submitters or the Council are prejudiced in this approach, given that the amendments sought to Chapter 27 are only location specific to the MIPRL Zone.

Methodology of identification of Significant Natural Areas

44 In the course of the Allenby hearing, Dr Lloyd stepped the Commission through his criteria employed in the identification of his revised SNA over the Allenby land. The Commission, in response, queried Counsel as to whether this approach was consistent with recent case law from the *Shearer* decisions.

45 Counsel considers two aspects of the *Shearer* decisions relevant to these submissions, the first aspect being the Courts' considerations of the 'representativeness' and 'rarity' components of significance in considering section 6(c) SNA identification. On appeal, the High Court heard the question of whether the Environment Court had misinterpreted s 6(c) by finding that the representativeness component of significance under s 6(c) is not a relative concept and that the size or proportion of a class that could be considered significant was irrelevant.⁵

46 At [42] of its decision, the Environment Court had found:

Significance does not lie in the size of the class but concerns the value(s) ascribed to those features or attributes that are shared by the members of a class where the values may be intrinsic or extrinsic (or both). We understood all of the ecologists to say that wetlands that contain areas of indigenous wetland vegetation types or indigenous fauna assemblages are typical and in a condition that they would have been prior to 1840 are significant for the purposes of section 6(c). Representativeness is not a relative concept (at least not in the way suggested by the Regional Council and Solid Energy).⁶

47 The High Court's analysis of the Environment Court's findings began with an assessment of the ordinary meaning of the word 'significant' used in section 6(c), which it accepted as being a relative term.⁷ Its interpretation of the Environment Court's findings was that:

⁵ *West Coast Regional Council v Friends of Shearer Swamp Inc* [2012] NZRMA 45 (HC), at [32].

⁶ *Friends of Shearer Swamp v West Coast Regional Council* [2010] NZEnvC 345, at [42].

⁷ *West Coast Regional Council v Friends of Shearer Swamp*, above, n 5, at [66] – [67].

its judgement was that significance should not be determined by reference to numbers or class size, but rather values. In other words, it was not a rejection of relativity per se, but rather a rejection of relativity as defined by the Regional Council⁸

- 48 Counsel submits that Dr Lloyd's approach is entirely consistent with the *Shearer* decisions, in that he has not employed a pure comparison of significance between the area of SNA to be removed and that to be retained, but rather has employed a consistent approach to determining ecological significance of the whole Allenby Site, as set out in his evidence in chief from para 43. Dr Lloyd comes to conclusions as to the significance indigenous vegetation over the Allenby site as follows:

In addition, we have shown through the site investigations that most important ecological values occur outside kānuka woodland habitat, and many occur in areas outside the notified Mt Iron SNA C. As noted earlier in my evidence, the kānuka woodland within notified Mt Iron SNA C was assessed as being significant primarily on the basis of information from the Threatened Environment Classification. This classification can provide useful context for an assessment of ecological significance but has limitations at the individual site level, and should not be used in isolation.⁹

- 49 Dr Lloyd's assessment considers the appropriateness of applying the Threatened Environment Classification as the determinant for significance not to be an appropriate classification system because it is a desktop exercise of national data comparison, which needs to be further verified by on the ground assessments. I submit that Dr Lloyd's assessment is thorough in its consideration of significance over the whole of the Allenby site, employs accepted principles of classification, and does not arrive at conclusions based upon relative significance only.

- 50 Counsel also raises caution in the comparison of this case with *Shearer* and other section 6(c) case law, given that the significance of vegetation across different parts of the country, and even within the District, is highly specific. In this instance there is no higher order planning document which prescribes certain criteria to be used (such as a national or regional policy statement). Chapter 33 (Indigenous Vegetation) right of reply also provides:

33.2.1.1 Policy *Identify the District's Significant Natural Areas and schedule them in the District Plan, including the ongoing identification*

⁸ Ibid, at [68].

⁹ Evidence in Chief, Dr Kelvin Lloyd, at [52].

of Significant Natural Areas through development proposals, using the criteria set out in Policy 33.2.1.10.

51 Looking at the criteria in policy 33.2.1.10, it is clear that representativeness, rarity, diversity and pattern, distinctiveness, and ecological context are all criteria which may be applied in the alternative, rather than applying cumulatively. This amendment has been the direct result of the Forest and Bird submission (#706). I attach the latest significance criteria from Chapter 33 as **Appendix D** to these submissions.

52 As to the second aspect arising from *Shearer*, Counsel notes that the assessment of whether a site is significant, and so triggers the requirement to protect under s 6(c), is an ecological assessment and is not to be conflated with management or planning considerations. As summarised by the High Court in *Forest and Bird v Christchurch CC*:

For example, in Friends of Shearer Swamp v West Coast Regional Council, the Environment Court held that some of the work done in compiling the Council's list of significant sites was effectively making the RMA Part 2 evaluation and trade-offs prior to when it should be made, and that this confused management and planning considerations with the merits of ecological values. On appeal, the High Court agreed with the Environment Court that the proper place for providing the protection of SES was not in the identification of sites that are significant, but in the objectives, policies and methods.¹⁰

[Footnotes omitted]

53 Referring to Dr Lloyd's evidence, and the extracts cited above, it is clear that the delineation of the preferred Mt Iron SNA is arrived at based upon first principles of ecological assessment. Dr Lloyd recommends management actions for the protection of the Mt Iron SNA so defined by him, and these have been translated into the MIPRL provisions as a consequence, not the other way around. It is therefore clear that this recommendation has not informed delineation of the SNA.

The approach to Part 2 in plan reviews and environmental compensation

54 Counsel's Part Two legal submissions referred to and relied upon the position from Counsel for Council, that it is at least permissible and appropriate for the Commission to have regard to Part 2, and that the concept of environmental compensation, as proposed in the Allenby case, is also subsumed within that proposition.

¹⁰ *Royal Forest and Bird Protection Society Inc v Christchurch City Council* [2017] NZHC 865A, at [15].

Recourse to Part 2 in the DPR process

55 Counsel now clarifies that recourse to Part 2 in the context of this DPR is not only 'permissible and appropriate' but is necessary for the following reasons:

- (a) The single most important distinguishing factor from *King Salmon* in this district plan review context is that this review is not being prepared under the guide of higher order document which acts as an intermediary between this plan and Part 2 of the Act itself. It was that very intermediary (the NZCPS) in *King Salmon* which led to the Court's finding that by giving effect to the NZCPS itself (which was not challenged as having already particularised Part 2) the decision makers were necessarily 'acting in accordance with part 2':

First, while we acknowledge that a regional council is directed by s 66(1) to prepare and change any regional plan "in accordance with" (among other things) pt 2, it is also directed by s 67(3) to "give effect to" the NZCPS. As we have said, the purpose of the NZCPS is to state policies in order to achieve the RMA's purpose in relation to New Zealand's coastal environment. That is, the NZCPS gives substance to pt 2's provisions in relation to the coastal environment. In principle, by giving effect to the NZCPS, a regional council is necessarily acting "in accordance with" pt 2 and there is no need to refer back to the part when determining a plan change. There are several caveats to this, however, which we will mention shortly.¹¹

- (b) The draft objectives of the PDP notified to date are under significant challenge from numerous submitters. It cannot follow that those form the only measure by which rezoning requests are to be considered to achieve the Act's purpose. That outcome of course might be different in the instance of a settled intervening higher order document (re *Thumb Point*), such as a national instrument or operative regional policy statement; neither of which are at play in this DPR context.
- (c) The High Court's reasoning in *RJ Davidson Family Trust* clearly relied on the *King Salmon* ratio being connected to the '**settled**' plan provisions:

*I find that the reasoning in King Salmon does apply to s 104(1) because the relevant provisions of the **planning documents**, which*

¹¹ *Environmental Defence Society v New Zealand King Salmon Company* [2014] NZSC 38, (2014) 17 ELRNZ 442, [2014] 1 NZLR 593, [2014] NZRMA 195 at [85].

include the NZCPS, have already given substance to the principles in Part 2.

it would be inconsistent with the scheme of the RMA and King Salmon to allow **Regional or District Plans** to be rendered ineffective by general recourse to Part 2 in deciding resource consent applications.¹²

- (d) Similarly, the High Court in Thumb Point made the same finding, that:

*In most cases, the Environment Court is entitled to rely on a **settled plan** as giving effect to the purposes and principles of the Act.*¹³

- (e) The critical difference here is the PDP under review is not a settled plan; it is unlike the NZCPS in King Salmon, or the operative instruments under consideration in *RJ Davidson* and *Thumb Point*. It is not in fact a 'regional or district plan' nor a 'planning instrument', it is simply a 'proposed plan' – separately defined.

- (f) More recent High Court case law has distinguished *King Salmon* in a plan change, finding that that *King Salmon* turned on the requirement for lower-order plans to "give effect to" a national policy statement (or other higher-order planning document), rather than whether proposed rules were the "most appropriate way" to achieve the objectives and policies of the District Plan under s 32.¹⁴

Environmental Bottom line or judgement in the round?

56 Having established the clear relevance of Part 2 to the DPR, Counsel now moves on to consider what that recourse looks like in a post-*King Salmon* era, whether broad judgement as a concept has changed and whether that means that environmental compensation per se is no longer a concept open to the Commission to make findings on.

57 The key consequence of the majority *King Salmon* decision was not to obviate the concept of the 'overall broad judgement' approach within Part 2 of the Act, but rather to limit when that broad judgement approach can be applied. One of the reasons central to the majority judgment was that the NZCPS, in its promulgation by the Minister had undergone the rigour of a section 32 assessment required to particularise the provisions of the Act, including Part 2¹⁵. Applying that logic to the DPR, we are currently part way through that very

¹² *R J Davidson Family Trust v Marlborough District Council* [2017] NZHC 52 at [76] – [77].

¹³ *Thumb Point Station Limited v Auckland Council* [2015] NZHC 1035, [201] NZRMA 55, at [31].

¹⁴ *Turners & Growers Horticulture v Far North District Council* [2017] NZHC 764 at [43] – [44].

¹⁵ *EDS v King Salmon*, above n 11, at [153].

rigorous process, and consequently we are applying Part 2, as was inferred by the majority decision to have been done by central government in making the NZCPS .

- 58 With respect to the Supreme Court's determinations of what Part 2 in itself means (putting timing aside) it did not overrule the previously understood approaches to broad judgement. The Court noted that two different approaches to s 5 had been identified in early jurisprudence under the Act. The first was to hold that the section contemplated an environmental bottom line. This was to treat s 5(2) of the Act as requiring adverse effects to be avoided, remedied or mitigated, irrespective of benefits that may accrue from a particular proposal.¹⁶

In Campbell v Southland District Council, the Tribunal said:

Section 5 is not about achieving a balance between benefits occurring from an activity and its adverse effects. ... [T]he definition in s 5(2) requires adverse effects to be avoided, remedied or mitigated, irrespective of the benefits which may accrue¹⁷

- 59 The second approach summarised by the Court was to hold that section 5 required an overall judgment to be made, which it identified as having its origins in the judgment of Greig J *New Zealand Rail Ltd v Marlborough District Council*. The Supreme Court observed that in that case, the Judge had rejected a contention that the requirement of s 6(a) to preserve the natural character of a particular environment was absolute. Rather, he held that the preservation of the natural character was subordinate to s 5's primary purpose: to promote sustainable management. The protection of natural character was not an end or objective of itself, but an "accessory to the principal purpose" of sustainable management.¹⁸

- 60 It is submitted that the majority did not find that section 5 set an environmental bottom line per se, but rather that it leaves the ability open for planning instruments to set a higher threshold than the starting presumption of the wording within Part 2 itself. The Supreme Court noted that although sections 6(a) and (b) of the RMA do not give primacy to preservation or protection within the concept of sustainable management, this does not mean, that a particular planning document *may not* give primacy to preservation or protection in particular circumstances:

Section 6 does not, we agree, give primacy to preservation or protection; it simply means that provision must be made for

¹⁶ Ibid, at [38].

¹⁷ Ibid at [38], referring to *Shell Oil New Zealand Ltd v Auckland City Council* W8/94, 2 February 1994 (PT).

¹⁸ Ibid, at [39] – [40].

preservation and protection as part of the concept of sustainable management. The fact that ss 6(a) and (b) do not give primacy to preservation or protection within the concept of sustainable management does not mean, however, that a particular planning document **may not** give primacy to preservation or protection in particular circumstances. This is what policies 13(1)(a) and 15(a) in the NZCPS do. Those policies are, as we have interpreted them, entirely consistent with the principle of sustainable management as expressed in s 5(2) and elaborated in s 6.¹⁹

To summarise, both the Board and Dobson J expressed the view that the “overall judgment” approach was necessary to make the RMA workable and to give effect to its purpose of sustainable management. Underlying this is the perception, emphasised by Grieg J in *New Zealand Rail*, that the Environment Court, a specialist body, has been entrusted by Parliament to construe and apply the principles contained in pt 2 of the RMA, giving whatever weight to relevant principles that it considers appropriate in the particular case.¹⁵⁰ We agree that the definition of sustainable management in s 5(2) is general in nature, and that, standing alone, its application in particular contexts will often, perhaps generally, be uncertain and difficult. What is clear about the definition, however, is that environmental protection by way of avoiding the adverse effects of use or development falls within the concept of sustainable management and is a response legitimately available to those performing functions under the RMA in terms of pt 2.²⁰

- 61 When reviewing the proposed objectives already set out in chapters 3, 6, and 33 of the PDP the qualification of 'inappropriateness' in section 6(b) has been carried over, and it is apparent the objectives do not set a bottom line in the nature of 'avoidance of adverse effects' as contrasted with policies 13 and 15 of the NZCPS at issue in *King Salmon*. The reasoning from the majority is clearly open textured in this respect.
- 62 The majority's reasoning on the interpretation of 'while' within section 5 also lends support for the conclusion that Part 2 does not set bottom lines per se:

...there has been some controversy concerning the effect of the word “while” in the definition. The definition is sometimes viewed as having two distinct parts linked by the word “while”. That may offer some analytical assistance but it carries the risk that the first part of the definition will be seen as addressing one set of interests (essentially

¹⁹ Ibid, at [149].

²⁰ Ibid, at [150].

developmental interests) and the second part another set (essentially intergenerational and environmental interests). We do not consider that the definition should be read in that way. **Rather, it should be read as an integrated whole. This reflects the fact that elements of the intergenerational and environmental interests referred to in sub-paras (a), (b) and (c) appear in the opening part of the definition as well (that is, the part preceding “while”). That part talks of managing the use, development and protection of natural and physical resources so as to meet the stated interests – social, economic and cultural well-being as well as health and safety. The use of the word “protection” links particularly to sub-para (c). In addition, the opening part uses the words “in a way, or at a rate”. These words link particularly to the intergenerational interests in sub-paras (a) and (b). As we see it, the use of the word “while” before sub-paras (a), (b) and (c) means that those paragraphs must be observed in the course of the management referred to in the opening part of the definition. That is, “while” means “at the same time as”.**²¹

[Footnotes omitted]

- 63 *King Salmon* also clearly left open the possibility of the broad judgement approach applying subject to three caveats of incompleteness, invalidity, or uncertainty, although expressed caution that decision makers should not too readily conclude one of those caveats exists so as to apply a Part 2 gloss on interpretation of a planning instrument. This has subsequently been picked up by higher court authority, including a clear understanding that Part 2 involves both protective and enabling elements for consideration:

*Even if the Environment Court had paid specific attention to Part 2, it was not a given that the enabling provisions under Part 2 were to be given pre-eminent consideration.*²²

- 64 The Supreme Court's determination that the protective *element* of section 6 was consistent with the interpretation of the NZCPS 'bottom line' did not preclude that in other planning instruments, it may equally be appropriate that the *other elements* of sustainable management (namely use and development) be provided for consistent with the intergenerational aspects of that definition.

Alternative position – protection of the characteristics to be protected

- 65 Even if the above submissions are wrong in stating that the Supreme Court did not apply a bottom line approach to Part 2 in *King Salmon*, or it is found that the

²¹ Ibid, at [24] (d).

²² *R J Davidson Family Trust v Marlborough District Council*, above n 12, at [85].

result of *King Salmon* means Part 2 is not applicable to the DPR process, it is submitted that the section 6(b) requirement of protecting ONFLs from 'inappropriate' subdivision use and development incorporates within itself a necessary value-based assessment of competing matters, as determined by the majority decision, such an assessment of what is inappropriate is determined by that which is sought to be protected:

[101] We consider that where the term “inappropriate” is used in the context of protecting areas from inappropriate subdivision, use or development, the natural meaning is that “inappropriateness” should be assessed by reference to what it is that is sought to be protected.

...

*[126] what is 'inappropriate' is to be assessed against the **characteristics of the environment** that policies 13 and 15 seek to preserve.*

66 That definition shows that it is the particular values or characteristics of an ONFL which are sought to be protected and therefore the determinant of inappropriateness in any given case.

67 When considering what is sought to be protected on the Mt Iron ONF, one must look at the values of that feature which justify its section 6(b) status. These include; recreational attributes, visual amenity, and ecological significance. All those attributes are worthy of protection, which, as submitted in Part Two legal submissions will inevitably require an assessment in the round, because what is being proposed will have an adverse effect on visual amenity values but will have significant positive effects on recreational and ecological values. To follow the seminal *NZ Rail* decision, such values are incommensurate or competing. A decision ultimately has to accord with a balancing exercise of sustainable management. Note that in consideration of the word 'while' in section 5, the Supreme Court referred to Nolan and Harris, stating:

Harris concludes that the importance of competing views has been overstated, because the flexibility of the language of ss 5(2)(a), (b) and (c) provides ample scope for decision makers to trade off environmental interests against development benefits and vice versa²³.

68 The tension of competing values to be assessed is also evidenced by various higher order policies of the PDP which lend support for environmental

²³ *EDS v King Salmon*, above n11, at [24](c) referring to BV Harris “Sustainable Management as an Express Purpose of Environmental Legislation: The New Zealand Attempt” (1993) 8 Otago L Rev 51 at 59

compensation approaches, and will necessarily require resolution of that conflict by an assessment in the round.

- 69 In respect of the Rural Chapter 12 right of reply, Council recommended that policy support be included for environmental compensation in respect of development in all landscape categories:

21.7.3.3 In considering whether there are any positive effects in relation to the proposed development, or remedying or mitigating the continuing adverse effects of past subdivision or development, the Council shall take the following matters into account:

a. whether the proposed subdivision or development provides an opportunity to protect the landscape from further development and may include open space covenants or esplanade reserves;

b. whether the proposed subdivision or development would enhance the character of the landscape, or protects and enhances indigenous biodiversity values, in particular the habitat of any threatened species, or land environment identified as chronically or acutely threatened on the Land Environments New Zealand (LENZ) threatened environment status;

c. any positive effects including environmental compensation, easements for public access such as walking, cycling or bridleways or access to lakes, rivers or conservation areas;

d. any opportunities to retire marginal farming land and revert it to indigenous vegetation;

e. where adverse effects cannot be avoided, mitigated or remedied, the merits of any compensation;

f. whether the proposed development assists in retaining the land use in low intensity farming where that activity maintains the valued landscape character.

- 70 The right of reply in Chapter 33 also includes a new definition for environmental compensation as follows:

*Means actions offered as a means to address residual adverse effects to the environment arising from project development that are not intended to result in no net loss or a net gain of biodiversity on the ground, includes residual adverse effects to other components of the environment including landscape, the habitat of trout and salmon, **open space, recreational and heritage values.***

- 71 As covered in the evidence of Mr White, there is significant policy support in the draft objectives of the PDP which provide for positive effects of development to be taken into account²⁴, and policy support from the operative and proposed RPS²⁵ and therefore assessed in the round against any adverse effects.
- 72 Furthermore, the latest reply version of the Strategic Direction Chapter 23 and Landscapes Chapter 6 'protective' objectives are not unqualified. They do not therefore set a bottom line (unlike policies 13 and 15 of the NZCPS in King Salmon) which does not allow for judgement in the round against those competing policies of the PDP outlined above:

*Obj 3.2.5.1 – Protection of the Outstanding Natural Features and Landscapes from **inappropriate** subdivision, use and development.*

*Obj 6.3.1: Landscapes are **managed** and protected from the **adverse** effects of subdivision, use and development;*

*Obj 6.3.3 The Protection, maintenance or enhancement of the District's Outstanding Natural Features and Landscapes (ONF/ONL) from the adverse effects of **inappropriate** development*

***Obj 6.3.6** The protection, maintenance **or** **enhancement** of indigenous biodiversity where it contributes to the visual quality and distinctiveness of the District's landscapes*

***Pol 6.3.6.1** Encourage subdivision and development proposals to **promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced**, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land*

- 73 Those words bolded above incorporate a necessary value based judgement, which, in the round, must be considered against both positive and protective elements.
- 74 Counsel also submits that there is an argument that the DPR currently suffers from 'incompleteness' in relation to ONLs and ONFs, and that that 'incompleteness' in itself justifies reference to Part 2. This issue might also lead to consideration of further amendments which may be necessary to Chapter 6 Landscapes in particular. This issue of incompleteness arises in two respects.

²⁴ Including objective 3.2.4.1; 3.2.4.7; 6.3.6; 6.3.7; 33.2.1; 33.2.3

²⁵ Including Operative obj 5.4.1(a) and pol 5.5.4; 9.5.5, proposed obj 3.2 and pol 3.2.4; 3.2.6;

- 75 The submissions above reference the *King Salmon* definition of 'inappropriateness' being assessed by reference to the characteristics or values which are sought to be protected. In the DPR those values can be found described in a single Section 6.2 comprising less than one page. To say that it is cursory would not be an overstatement. The Commission will probably be aware of other District Plans which provide a significantly greater level of detail in relation to the values of areas or resources sought to be protected.
- 76 For example in *Man o War v Auckland Council (CA)* at para 66 the Court considered the particular values of ONL 78 consisted of significant areas of native vegetation and pastoral land, together with buildings (albeit subservient to other elements) and vineyards and olive grove activities... and that it is in that setting the question of whether any new activity or development would amount to an adverse effect would need to be assessed. ONLs in the Auckland Unitary Plan are also specifically listed in Schedule 7 to the Unitary Plan which describes the landscape, its location, name, elements patterns and processes, and its evaluation and detail of all characteristics against the *WESI* criteria. For the sake of comparison I attach Schedule 7 from the Unitary Plan as Appendix **E** to these Submissions.
- 77 It therefore follows that, if one is to try and ascertain the values of the Mt Iron ONF which the DPR seeks to protect, the only source of reference is Section 6.2. One presumably has to either guess what particular values are relevant to Mt Iron or to provide a separate assessment against Section 6.2 to ascertain which values might reasonably be assumed to apply to Mt Iron. Effectively that is the approach taken in the previous section of these submissions because the DPR does not specifically identify the values of Mt Iron which the DPR seeks to protect.
- 78 The second aspect of incompleteness relates to the public recreational values of the ONL's and ONF's in the district. When one reads Section 6.2 with that consideration in mind, it is clear that there is a glaring omission. The only reference to recreational values is in the second to last paragraph which refers to lakes and rivers. Reading Section 6.2 might lead an overseas person who does not know of the Queenstown Lakes District to conclude that the only public recreational values in the district are to be found in relation to lakes and rivers. That conclusion would be patently absurd, when one thinks of the many recreational activities which take place within ONL's and ONF's in the district.
- 79 The omissions referred to above then flow into the more detailed objectives and policies in Chapter 6. Reading through them, the glaring omission relating to enhancement and provision for public recreational values becomes even more apparent (excluding ski fields which are addressed).

80 Without necessarily wishing to raise a significant issue for the Commission to have to consider at this stage in the DPR process, the issues raised by the Commission and responded to in these submissions may necessitate a rethink of Chapter 6 (which may have already occurred to the Commission and may be the reason why the questions were raised).

Dated this 14th day of June 2017

A handwritten signature in black ink, appearing to read 'Warwick Goldsmith', written in a cursive style.

Warwick Goldsmith/Rosie Hill

Counsel for Allenby Farms Limited

Appendix A – Agreement to Grant Easement 'track changes'

Agreement to Grant Easement

Allenby Farms Limited

Jeffrey Lawrence Cleugh, Lynden Andrew Cleugh & Zita Mary
Cleugh as trustees of The Lynden & Zita Cleugh Family Trust

**anderson
lloyd.**

Parties

- (1) Allenby Farms Limited (**AFL**)
- (2) Jeffery Lawrence Cleugh, Lynden Andrew Cleugh and Zita Mary Cleugh as trustees of The Lynden & Zita Cleugh Family Trust (**Cleughs**)

Agreement

1. Easement

1.1 AFL shall grant the following easements in favour of the Cleughs on the terms and conditions detailed in this clause 1, subject to the satisfaction or waiver of the conditions set out in clause 2:

- (a) a right of way easement (the **Right of Way**) over the following trails (**Trails**) shown on the plan attached at Schedule 1 (**Structure Plan**):
 - (i) Alpha;
 - (ii) Charlie;
 - (iii) Delta
 - (iv) Echo;
 - (v) Foxtrot;
 - (vi) Golf; and
- (b) a right to roam easement (the **Right to Roam**) over the "Protection Areas" shown on the plan attached at Schedule 2 (the **Protection Areas**),

in each case, for the purpose of a walking trail, and shall exclude use by bicycles (subject to clause 1.2), horses or motorbikes or other motorised transport (other than vehicles required for maintenance purposes which are permitted) (the Right of Way and the Right to Roam each an **Easement** and together, the **Easements**).

1.2 The exclusion of use by non-motorised bicycles will not necessarily be comprehensive or permanent. The Easements shall include a right for the owner of the servient tenement to allow use of any or all of the Trails, or of any other part of the Protection Areas where new trail(s) may be constructed or enabled for cycling purposes, from time to time on such terms and conditions as are determined by the owner of the servient tenement. This right shall include the right for the owner of the servient tenement to restrict or terminate any such bicycle use at the discretion of that owner.

~~4.21.3~~With respect to the Right to Roam, AFL shall retain the right, from time to time, to restrict access to specific parts of the Protection Areas for the purposes of:

- (a) managing health and safety;
- (b) protecting flora ~~and~~ fauna and landform;
- (c) general maintenance.

4.31.4 The Easements shall:

- (a) be in favour of land owned by the Cleughs legally described as Lot 1 DP 26209 contained in Computer Freehold Register OT18B/176 and any additional land that may be amalgamated with that land into the same title;
- (b) run through that land owned by AFL legally described as Lot 104 DP 412843 contained in Computer Freehold Register 471461 (excluding that part of that land contained within the Mt Iron Park Rural Lifestyle Zone shown on the Structure Plan) and Lot 4 DP 471320 contained in Computer Freehold Register 7505103 (**AFL Land**);
- (c) allow the public at large (as deemed invitees of the Cleughs) to use the Easements; and
- (d) require AFL to repair and maintain the Trails to standard "Walking Tracks" under SNZ HB 8630:2004 notwithstanding that the public will be users.

4.41.5 AFL shall meet all costs in respect of the survey and registration of the Easements.

4.51.6 Following this Agreement becoming unconditional, AFL will procure its solicitors to prepare the Easement instruments for registration, with such instruments to be provided to the Cleughs for their approval (such approval not to be withheld provided the terms of the instruments are as set out in, and anticipated by, this Agreement).

4.61.7 The term (**Term**) of this Agreement shall run from the date of this Agreement until the earlier of the:

- (a) date that this Agreement is terminated (either by way of lack of satisfaction of conditions or otherwise); or
- (b) date that the Easements are registered.

1.8 The Easements shall otherwise be on the standard terms and conditions applicable to public walkway easements (pursuant to the Land Transfer Regulations 2002 and otherwise) as approved by the solicitors acting for AFL (acting reasonably).

4.71.9 The parties acknowledge the possibility that the Easements anticipated to be created under this Agreement may be created in favour of the Queenstown Lakes District Council (**Council**) (by way of easement(s) in gross) as a consequence of a future subdivision of the servient tenement, subject to agreement by the Council to accept the benefit of such easement(s) in gross. If that occurs the Easements shall otherwise be on standard terms and conditions applicable to public walkway easements as approved by the solicitors acting for the Council (acting reasonably).

2. Condition

2.1 This Agreement is subject to and conditional upon:

- (a) ~~AFL's proposed~~ Mt Iron Park Rural Lifestyle Zone being confirmed and inserted into the District Plan as a consequence of District Plan Review hearings held during 2015 - 2017; and
- (b) Subdivision consent being obtained and being implemented (in full or in part) under the provisions of that zone.

2.2 The conditions in clause 2.1 shall be complied with if:

- (a) Any form of Rural Lifestyle (or similar) zoning is confirmed in the District Plan Review in respect of all or part of the servient tenement; and

(b) Any subdivision consent is obtained and implemented (in full or in part) which will enable the construction of any house(s) on or near any building platform(s) or any equivalent area identified as suitable for construction of a house, regardless of whether or not the subdivision consent application is fully in compliance with the rules of the relevant zone.

–For the avoidance of doubt, the purpose and intent of this Agreement is that no right or opportunity to erect a house or houses on any part of the servient tenement, arising as a consequence of the District Plan Review, can be implemented unless the Easements are created.

~~2.22.3~~ These conditions are inserted for the benefit of AFL and may be waived at any time by notice in writing by AFL.

3. Privity

3.1 This Part 3 creates rights under the Contracts (Privity) Act 1982 in favour of (severally) the Council, the Upper Clutha Tracks Trust, and the general public (Beneficiaries).

~~3.13.2~~ For the purposes of the Contracts (Privity) Act 1982, each of the Beneficiaries~~Queenstown Lakes District Council~~ is entitled to enforce against AFL and the Cleughs each provision of this Agreement. However, the consent of ~~Queenstown Lakes District Council~~ the Beneficiaries does not need to be obtained for any amendment made to this Agreement which does not undermine the fundamental public right to:

- (a) use the Trails under the Right of Way; and
 - (b) roam under the Right to Roam,
- as broadly set out in this Agreement.

~~3.23.3~~ This Agreement cannot be cancelled without the written consent of each of the Beneficiaries.~~Queenstown Lakes District Council.~~

4. Miscellaneous

- 4.1 The terms and conditions of this Agreement shall not merge upon the registration of the Easements except where stated in this Agreement.
- 4.2 In the event that any part of this Agreement or the Easements become void, invalid or unenforceable at any time, that will not affect the validity of the rest of this Agreement or the Easements.
- 4.3 Each party will, from time to time sign, execute, and procure all such further documents, and shall undertake all such acts, matters and things as shall be required to effect the provisions of this Agreement.
- 4.4 Any dispute arising between the parties to this Agreement which touches the construction, meaning or effect of this Agreement or the rights or liabilities of the parties to this Agreement shall unless otherwise specifically agreed in writing between the parties be resolved pursuant to the dispute resolution procedure for easements contained in Schedule 4 of the Land Transfer Regulations 2002.
- 4.5 The Cleughs agree that, notwithstanding any rights pursuant to the Land Transfer Act 1952, the Cleughs may not register a caveat against the title to the AFL Land.
- 4.6 AFL will obtain the consent to the registration of the Easements of any chargeholders, mortgagees and encumbrance holders of any type which have or may acquire an interest in the AFL Land (at its cost).

5. Transfer of rights and obligations

- 5.1 At any time during the Term, each of the parties will notify any other third party (**Third Party**) acquiring or intending to acquire an interest in any part its land (including any potential mortgagee) of the terms and conditions of this Agreement.
- 5.2 Neither party will dispose of the whole or any part of its interest in its land (including granting any mortgage or other encumbrance) during the Term except with the prior written consent of the other party which will not be withheld where the Third Party acquiring the interest or estate enters into a Deed of Covenant (prepared by the transferring party's solicitors at the transferring party's cost) where the Third Party undertakes and agrees that it:
- (a) will be bound by and comply with the term of this Agreement;
 - (b) will not assign or transfer or in any way dispose of the whole or part of its estate or interest in the relevant land without first obtaining a like Deed of Covenant from any part acquiring the estate or interest; and
 - (c) is not entitled to any payment from the other party in respect of this Agreement or the Easements.

6. Notices

- 6.1 A notice to be given under this Agreement shall be in writing and delivered to the addresses listed below or to such other address as either party may notify to the other in writing, and in any event shall be sufficiently given or served if actually received by the party.

For AFL

Name: Allenby Farms Limited

Address: C/- Anderson Lloyd, Te Ahi House, Level 2, 13 Camp Street, Queenstown
9300

For the Cleughs

Name: Jeffrey Lawrence Cleugh, Lynden Andrew Cleugh and Zita Mary Cleugh

Address: C/- Anderson Lloyd, Te Ahi House, Level 2, 13 Camp Street, Queenstown
9300

7. Limitation of liability

- 7.1 The liability of Jeffrey Lawrence Cleugh under this Agreement shall be limited to the assets that he holds in his capacity as independent trustee of The Lynden & Zita Cleugh Family Trust from time to time so that he shall not be personally liable hereunder.

Attestations

Signed on behalf of **Allenby Farms Limited** by
its Managing Director in the presence of:

Lynden Andrew Cleugh

Signature of witness

Name of witness

Occupation

Address

Signed by **Jeffrey Lawrence Cleugh** as trustee
of The Lynden & Zita Cleugh Family Trust in the
presence of:

Jeffrey Lawrence Cleugh

Signature of witness

Name of witness

Occupation

Address

Signed by **Lynden Andrew Cleugh** as trustee of The Lynden & Zita Cleugh Family Trust in the presence of:

Lynden Andrew Cleugh

Signature of witness

Name of witness

Occupation

Address

Signed by **Zita Mary Cleugh** as trustee of The Lynden & Zita Cleugh Family Trust in the presence of:

Zita Mary Cleugh

Signature of witness

Name of witness

Occupation

Address

Schedule 1 – Mt Iron Park Rural Lifestyle Zone Structure Plan

Appendix B – Agreement to Grant Easement – 'clean copy'

Agreement to Grant Easement

Allenby Farms Limited

Jeffrey Lawrence Cleugh, Lynden Andrew Cleugh & Zita Mary
Cleugh as trustees of The Lynden & Zita Cleugh Family Trust

**anderson
lloyd.**

Parties

8-677

- (1) Allenby Farms Limited (**AFL**)
- (2) Jeffery Lawrence Cleugh, Lynden Andrew Cleugh and Zita Mary Cleugh as trustees of The Lynden & Zita Cleugh Family Trust (**Cleughs**)

Agreement

1. Easement

- 1.1 AFL shall grant the following easements in favour of the Cleughs on the terms and conditions detailed in this clause 1, subject to the satisfaction or waiver of the conditions set out in clause 2:
 - (a) a right of way easement (the **Right of Way**) over the following trails (**Trails**) shown on the plan attached at Schedule 1 (**Structure Plan**):
 - (i) Alpha;
 - (ii) Charlie;
 - (iii) Delta
 - (iv) Echo;
 - (v) Foxtrot;
 - (vi) Golf; and
 - (b) a right to roam easement (the **Right to Roam**) over the "Protection Areas" shown on the plan attached at Schedule 2 (the **Protection Areas**),

in each case, for the purpose of a walking trail, and shall exclude use by bicycles (subject to clause 1.2), horses or motorbikes or other motorised transport (other than vehicles required for maintenance purposes which are permitted) (the **Right of Way** and the **Right to Roam** each an **Easement** and together, the **Easements**).

- 1.2 The exclusion of use by non-motorised bicycles will not necessarily be comprehensive or permanent. The Easements shall include a right for the owner of the servient tenement to allow use of any or all of the Trails, or of any other part of the Protection Areas where new trail(s) may be constructed or enabled for cycling purposes, from time to time on such terms and conditions as are determined by the owner of the servient tenement. This right shall include the right for the owner of the servient tenement to restrict or terminate any such bicycle use at the discretion of that owner.
- 1.3 With respect to the Right to Roam, AFL shall retain the right, from time to time, to restrict access to specific parts of the Protection Areas for the purposes of:
 - (a) managing health and safety;
 - (b) protecting flora, fauna and landform;
 - (c) general maintenance.

- 1.4 The Easements shall:
- (a) be in favour of land owned by the Cleughs legally described as Lot 1 DP 26209 contained in Computer Freehold Register OT18B/176 and any additional land that may be amalgamated with that land into the same title;
 - (b) run through that land owned by AFL legally described as Lot 104 DP 412843 contained in Computer Freehold Register 471461 (excluding that part of that land contained within the Mt Iron Park Rural Lifestyle Zone shown on the Structure Plan) and Lot 4 DP 471320 contained in Computer Freehold Register 7505103 (**AFL Land**);
 - (c) allow the public at large (as deemed invitees of the Cleughs) to use the Easements; and
 - (d) require AFL to repair and maintain the Trails to standard "Walking Tracks" under SNZ HB 8630:2004 notwithstanding that the public will be users.
- 1.5 AFL shall meet all costs in respect of the survey and registration of the Easements.
- 1.6 Following this Agreement becoming unconditional, AFL will procure its solicitors to prepare the Easement instruments for registration, with such instruments to be provided to the Cleughs for their approval (such approval not to be withheld provided the terms of the instruments are as set out in, and anticipated by, this Agreement).
- 1.7 The term (**Term**) of this Agreement shall run from the date of this Agreement until the earlier of the:
- (a) date that this Agreement is terminated (either by way of lack of satisfaction of conditions or otherwise); or
 - (b) date that the Easements are registered.
- 1.8 The Easements shall otherwise be on the standard terms and conditions applicable to public walkway easements (pursuant to the Land Transfer Regulations 2002 and otherwise) as approved by the solicitors acting for AFL (acting reasonably).
- 1.9 The parties acknowledge the possibility that the Easements anticipated to be created under this Agreement may be created in favour of the Queenstown Lakes District Council (**Council**) (by way of easement(s) in gross) as a consequence of a future subdivision of the servient tenement, subject to agreement by the Council to accept the benefit of such easement(s) in gross. If that occurs the Easements shall otherwise be on standard terms and conditions applicable to public walkway easements as approved by the solicitors acting for the Council (acting reasonably).

2. Condition

- 2.1 This Agreement is subject to and conditional upon:
- (a) A Mt Iron Park Rural Lifestyle Zone being confirmed and inserted into the District Plan as a consequence of District Plan Review hearings held during 2015 - 2017; and
 - (b) Subdivision consent being obtained and being implemented (in full or in part) under the provisions of that zone.
- 2.2 The conditions in clause 2.1 shall be complied with if:
- (a) Any form of Rural Lifestyle (or similar) zoning is confirmed in the District Plan Review in respect of all or part of the servient tenement; and

- (b) Any subdivision consent is obtained and implemented (in full or in part) which will enable the construction of any house(s) on or near any building platform(s) or any equivalent area identified as suitable for construction of a house, regardless of whether or not the subdivision consent application is fully in compliance with the rules of the relevant zone.

For the avoidance of doubt, the purpose and intent of this Agreement is that no right or opportunity to erect a house or houses on any part of the servient tenement, arising as a consequence of the District Plan Review, can be implemented unless the Easements are created.

- 2.3 These conditions are inserted for the benefit of AFL and may be waived at any time by notice in writing by AFL.

3. Privity

- 3.1 This Part 3 creates rights under the Contracts (Privity) Act 1982 in favour of (severally) the Council, the Upper Clutha Tracks Trust, and the general public (**Beneficiaries**).
- 3.2 For the purposes of the Contracts (Privity) Act 1982, each of the Beneficiaries is entitled to enforce against AFL and the Cleughs each provision of this Agreement. However, the consent of the Beneficiaries does not need to be obtained for any amendment made to this Agreement which does not undermine the fundamental public right to:
 - (a) use the Trails under the Right of Way; and
 - (b) roam under the Right to Roam,as broadly set out in this Agreement.
- 3.3 This Agreement cannot be cancelled without the written consent of each of the Beneficiaries.

4. Miscellaneous

- 4.1 The terms and conditions of this Agreement shall not merge upon the registration of the Easements except where stated in this Agreement.
- 4.2 In the event that any part of this Agreement or the Easements become void, invalid or unenforceable at any time, that will not affect the validity of the rest of this Agreement or the Easements.
- 4.3 Each party will, from time to time sign, execute, and procure all such further documents, and shall undertake all such acts, matters and things as shall be required to effect the provisions of this Agreement.
- 4.4 Any dispute arising between the parties to this Agreement which touches the construction, meaning or effect of this Agreement or the rights or liabilities of the parties to this Agreement shall unless otherwise specifically agreed in writing between the parties be resolved pursuant to the dispute resolution procedure for easements contained in Schedule 4 of the Land Transfer Regulations 2002.
- 4.5 The Cleughs agree that, notwithstanding any rights pursuant to the Land Transfer Act 1952, the Cleughs may not register a caveat against the title to the AFL Land.
- 4.6 AFL will obtain the consent to the registration of the Easements of any chargeholders, mortgagees and encumbrance holders of any type which have or may acquire an interest in the AFL Land (at its cost).

5. Transfer of rights and obligations

- 5.1 At any time during the Term, each of the parties will notify any other third party (**Third Party**) acquiring or intending to acquire an interest in any part its land (including any potential mortgagee) of the terms and conditions of this Agreement.
- 5.2 Neither party will dispose of the whole or any part of its interest in its land (including granting any mortgage or other encumbrance) during the Term except with the prior written consent of the other party which will not be withheld where the Third Party acquiring the interest or estate enters into a Deed of Covenant (prepared by the transferring party's solicitors at the transferring party's cost) where the Third Party undertakes and agrees that it:
- (a) will be bound by and comply with the term of this Agreement;
 - (b) will not assign or transfer or in any way dispose of the whole or part of its estate or interest in the relevant land without first obtaining a like Deed of Covenant from any part acquiring the estate or interest; and
 - (c) is not entitled to any payment from the other party in respect of this Agreement or the Easements.

6. Notices

- 6.1 A notice to be given under this Agreement shall be in writing and delivered to the addresses listed below or to such other address as either party may notify to the other in writing, and in any event shall be sufficiently given or served if actually received by the party.

For AFL

Name: Allenby Farms Limited

Address: C/- Anderson Lloyd, Te Ahi House, Level 2, 13 Camp Street, Queenstown 9300

For the Cleughs

Name: Jeffrey Lawrence Cleugh, Lynden Andrew Cleugh and Zita Mary Cleugh

Address: C/- Anderson Lloyd, Te Ahi House, Level 2, 13 Camp Street, Queenstown 9300

7. Limitation of liability

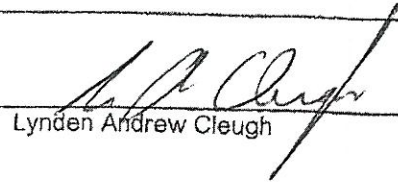
- 7.1 The liability of Jeffrey Lawrence Cleugh under this Agreement shall be limited to the assets that he holds in his capacity as independent trustee of The Lynden & Zita Cleugh Family Trust from time to time so that he shall not be personally liable hereunder.

8. Counterparts

- 8.1 This agreement may be executed in counterparts (which may include electronic copies) which, read together, will constitute one agreement.

Attestations

Signed on behalf of **Allenby Farms Limited** by
its Managing Director in the presence of:


Lynden Andrew Cleugh



Signature of witness

Matthew Sidney Andrews

Name of witness

Real Estate

Occupation

23 Kirinako Crescent Wanaka

Address

Signed by **Jeffrey Lawrence Cleugh** as trustee
of The Lynden & Zita Cleugh Family Trust in the
presence of:

Jeffrey Lawrence Cleugh

Signature of witness

Name of witness

Occupation

Address

Attestations

Signed on behalf of **Allenby Farms Limited** by
its Managing Director in the presence of:

Lynden Andrew Cleugh

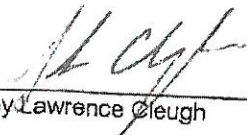
Signature of witness

Name of witness


Occupation

Address

Signed by **Jeffrey Lawrence Cleugh** as trustee
of The Lynden & Zita Cleugh Family Trust in the
presence of:



Jeffrey Lawrence Cleugh



Signature of witness

Name of witness

Esther Gilbert

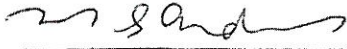
Occupation

**Personal Assistant
Dunedin**

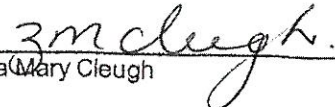
Address

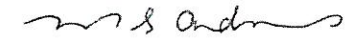
Signed by **Lynden Andrew Cleugh** as trustee
of The Lynden & Zita Cleugh Family Trust in the
presence of:


Lynden Andrew Cleugh


Signature of witness
Matthew Sidney Andrews
Name of witness
Real Estate
Occupation
23 Kirimoko Crescent Wanaka
Address

Signed by **Zita Mary Cleugh** as trustee of The
Lynden & Zita Cleugh Family Trust in the
presence of:


Zita Mary Cleugh


Signature of witness
Matthew Sidney Andrews
Name of witness
Real Estate
Occupation
23 Kirimoko Crescent Wanaka
Address

Schedule 1 – Trails Plan



LEGEND

TRAILS EXISTING

- Existing Access Points
- Existing DOC / OLDC Trails
- Existing Public Trails

TRAILS PROPOSED

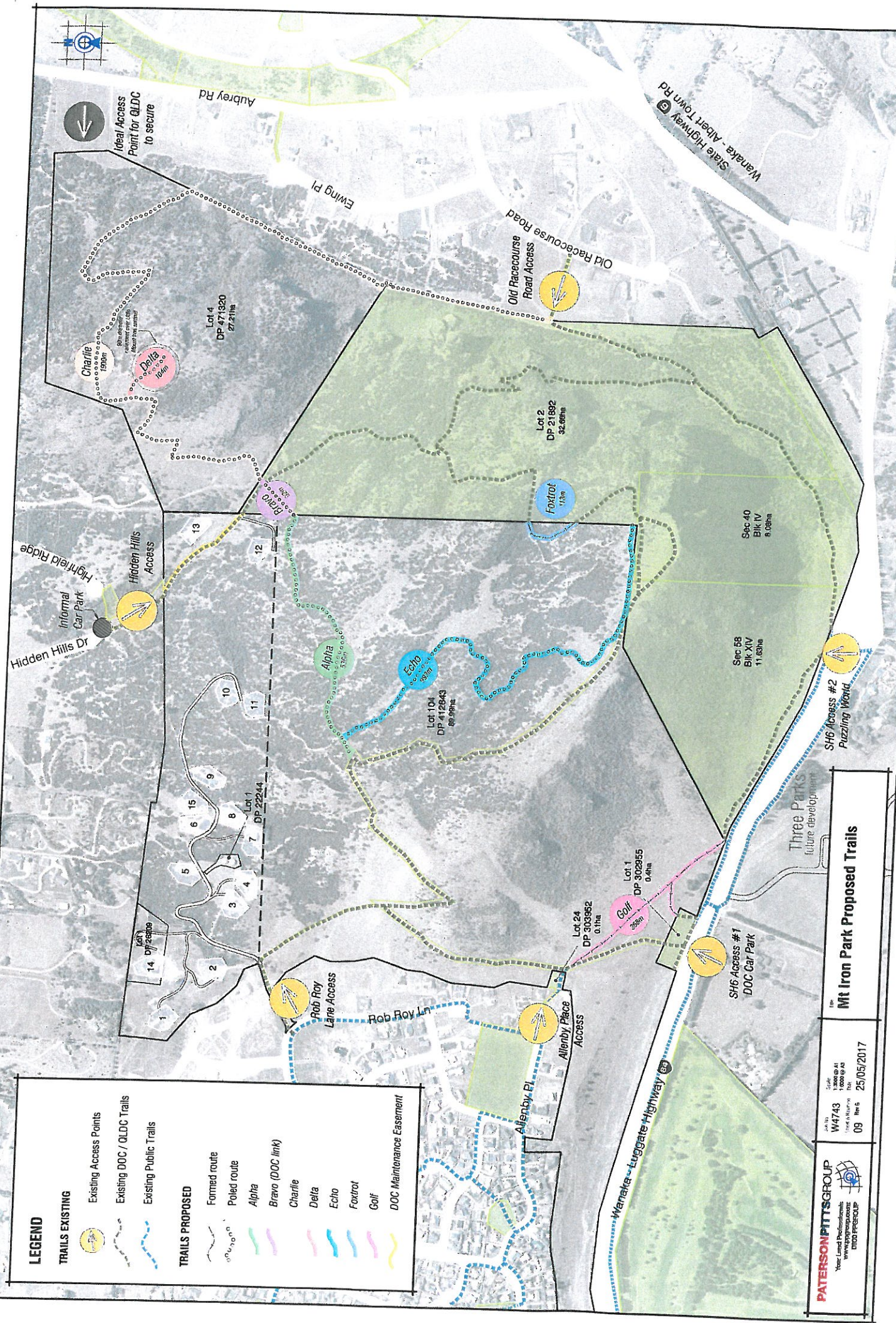
- Formed route
- Poiled route
- Alpha
- Bravo (DOC link)
- Charlie
- Delta
- Echo
- Foxtrot
- Golf
- DOC Maintenance Easement

PATERSONPITTSGROUP
 Year Limited Professionals
 1000 Pitt Street
 WARRAKA - WAGGATA
 WA 6467

Scale: 1:6000 @ A1
 Date: 25/05/2017

Job No: W4743
 Project Name: Mt Iron Park
 09 Sites









Mt Iron Park Proposed Trails

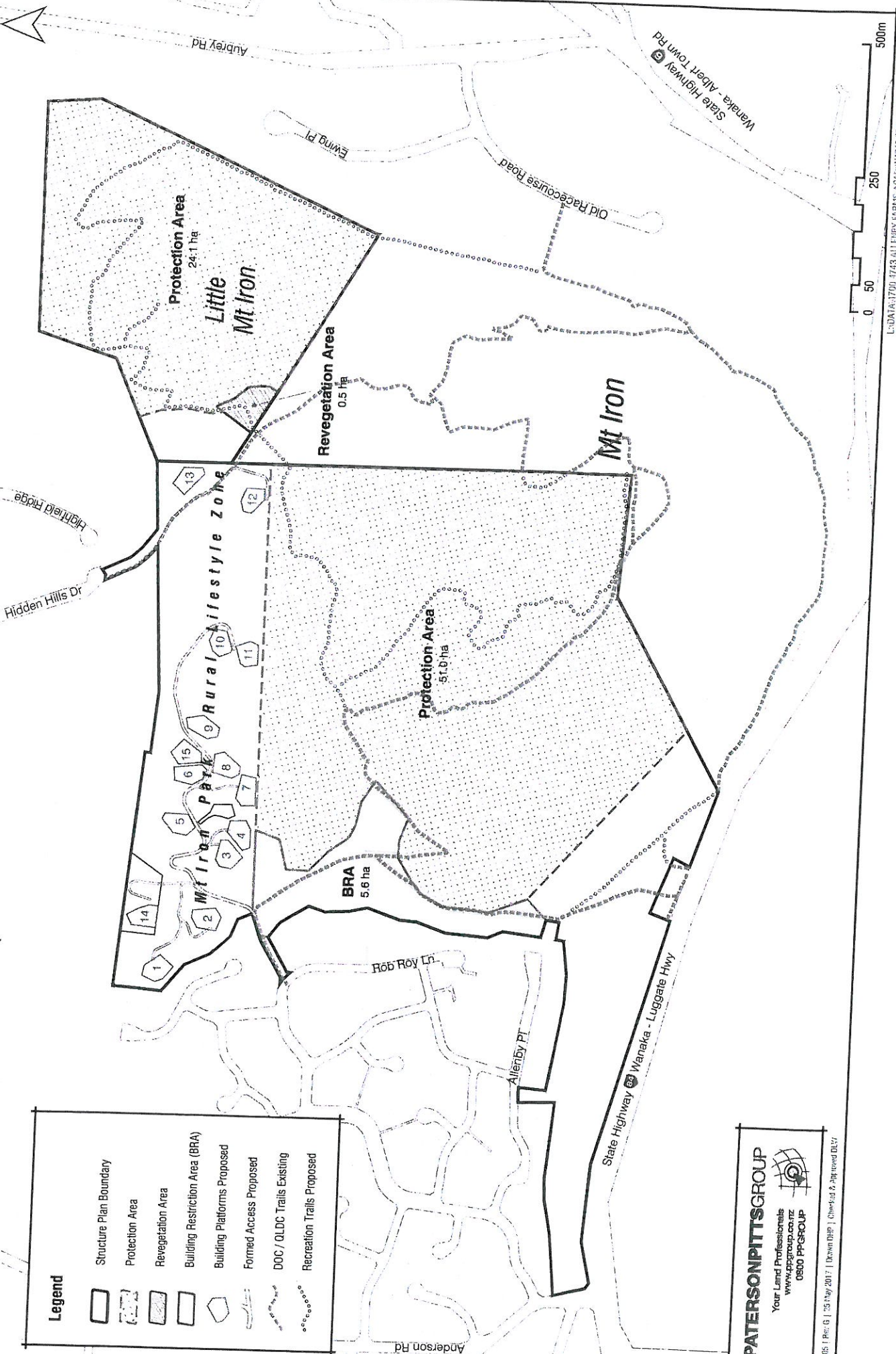


Schedule 2 – Mt Iron Park Rural Lifestyle Zone Structure Plan

Mt Iron Park Structure Plan

Legend

-  Structure Plan Boundary
-  Protection Area
-  Revegetation Area
-  Building Restriction Area (BRA)
-  Building Platforms Proposed
-  Formed Access Proposed
-  DOC / QLDC Trails Existing
-  Recreation Trails Proposed

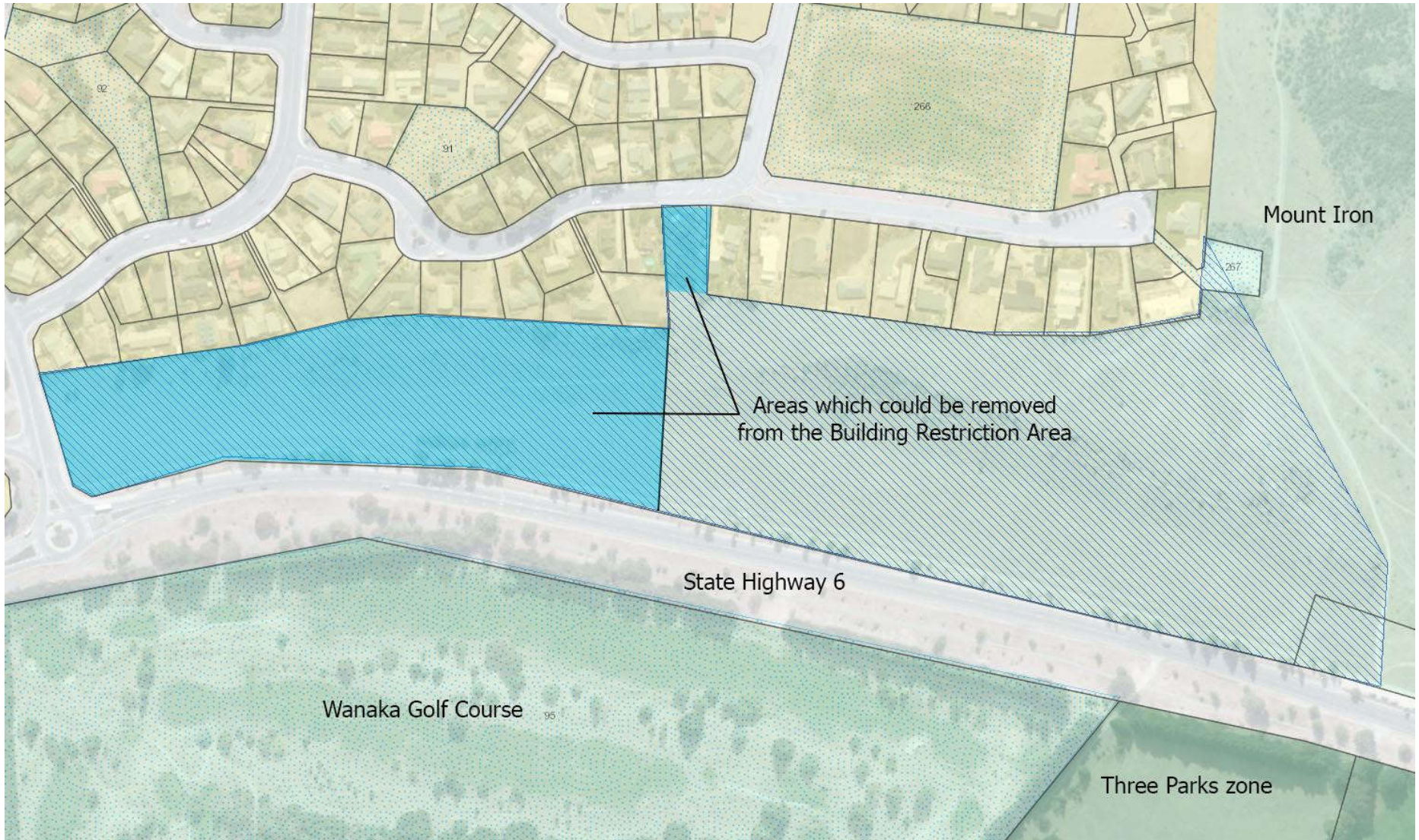


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Sheet 05 | Part 6 | 25 May 2017 | Down DHP | Checkid 2 Approved DHP



Appendix C – Extract from Dr Read's Topic 02; recommended BRA



Wanaka BRA showing areas which could be removed.

INDIGENOUS VEGETATION & BIODIVERSITY 33

i. the ability of a proposed offset to demonstrate it can achieve no net loss or preferably a net gain;

ii. Schedule 33.10 on Biodiversity Offsets

33.2.1.9 Protect the habitats of indigenous animals and in particular birds in wetlands, beds of rivers and lakes and their margins for breeding, roosting, feeding and migration.

Comment [CB12]: Submitter 7

33.2.1.9¹⁰ Assess the nature and scale of the adverse effects of indigenous vegetation clearance on the District's indigenous biodiversity values by applying the following criteria:

a. Representativeness

Whether the area is an example of an indigenous vegetation type or habitat that is representative of that which formerly covered the Ecological District:

OR

Comment [CB13]: Submitter 7

b. Rarity

Whether the area supports;

- indigenous vegetation and habitats within originally rare ecosystems;
- indigenous species that are threatened, at risk, uncommon, nationally or within the ecological district;
- indigenous vegetation or habitats of indigenous fauna that has been reduced to less than 20% of its former extent, regionally or within a relevant Land Environment or Ecological District.

OR

c. Diversity and Pattern

Whether the area supports a highly diverse assemblage of indigenous vegetation and habitat types, and whether these have a high indigenous biodiversity value, including:

- indigenous taxa;
- ecological changes over gradients.

Comment [CB14]: Submitter 7

Comment [CB15]: Submitter 7

OR

d. Distinctiveness

Whether the area supports or provides habitats for indigenous species:

- at their distributional limit within Otago or nationally;
- are endemic to the Otago region,
- are distinctive, of restricted occurrence or have developed as a result of unique environmental factors.

OR

e. Ecological Context

The relationship of the area with its surroundings, including whether the area proposed to be cleared:

- has important connectivity value allowing dispersal of indigenous fauna between different areas;

Schedule 7 Outstanding Natural Landscapes Overlay Schedule [rcp/dp]

[CIV-2016-404-002299: Federated Farmers of New Zealand]

[The regional coastal plan [rcp] provisions (for activities or resources in the coastal marine area) are not operative until the Minister of Conservation has formally approved the regional coastal plan part of the Auckland Unitary Plan.]

Introduction

The factors in B4.2.2(1) have been used to determine the areas included in Schedule 7 Outstanding Natural Landscapes Schedule, and will be used to assess proposed future additions to the schedule.

Schedule 7 Outstanding Natural Landscapes Overlay Schedule

ONL Description					WESI Criteria						
ID	Name	Location	Landscape type, Nature and Description	Elements patterns, processes	Natural Science Factors			Aesthetic Values		Expressiveness	Transient values
					Geological Topographical	Ecological	Dynamic	Memorability	Naturalness		
2	Ararimu Valley West	West Rodney	Hill Country Wild nature (hill country) Hill ridge sequence overlooking the Ararimu Valley that descends to the Ararimu stream, overlaid by a mixture of remnant native forest and shrubland on the higher slopes and ridge tops, and also following local stream corridors, intermixed with open pasture on the unit's margins.	Retention of indigenous vegetation reinforcing topography. Maintaining low levels of built modification.	High Clearly defined sequence of hills/ridges, steep slopes and remnant forest framing valleys and stream corridors. Relatively dramatic topography.	High Pronounced sequence of native forest cover linked across major ridges and slopes together with stream corridors.	High Amalgam of strongly dissected to rolling terrain and native forest cover intermixed with lower lying stream corridors (Ararimu Stream) and areas of pasture to create a clearly defined structure and pattern.	High Combination of terrain and vegetation cover creating a clearly defined matrix, with a relatively high level of cohesion and continuity.	High Relatively intact sequence of regenerating forest cover and stream corridors, especially near and above the Ararimu Stream.	High Very clearly defined relationship between topography and vegetated land cover creating a quite distinctive and Auckland/New Zealand landscape.	

3	Taylor Road, South of Helensville	West Rodney	Hill country Wild nature (hill country) Linear sequence of stream corridors and some more elevated ridge land that is notable for the presence of remnant pockets and bands of native forest.	Retention of indigenous vegetation in patterns related to underlying topography.	High Very clear sequence of stream corridors and ridges that are defined by pockets and bands of remnant native forest dominated by kauri, puriri totara and other canopy species.	High Pronounced sequence of native forest cover linked across ridges, slopes and valleys, together with stream corridors	High Amalgam of rolling terrain and native forest cover intermixed with lower lying stream corridors and areas of pasture to create a clearly defined structure and pattern.	High Combination of terrain and vegetation cover creating a clearly defined matrix, with a relatively high level of cohesion and continuity.	High Relatively intact sequence of forest cover and stream corridors, especially near the headwaters of the Wharaurua Stream and around the Kumeu River.	High Very clearly defined relationship between topography and land cover creating a quite distinctive and Auckland/ New Zealand landscape.	
4	Lake Kereta	North West Rodney	Lowland Wild nature Cultured nature (lowland) Impounded dune lakes (two) framed by high inland dunes to the east and the combined dune/ pine forest margins of	Retention of dune lake/ wetland landscape and remnant vegetation with low levels of subservient development (houses, roads, infrastructure)	High Very strongly defined dune based terrain descending into two lake basins, with native vegetation on their margins	High Strong linkage between lakes and raupo wetland with the surrounding dune topography, including that acting		High Uncommon lake basin sequence (at the regional level) associated with very expressive landforms that are reinforced by the native vegetation	High Very obvious interaction between the underlying dune landform, the actual lakes and their wetlands, and the remnant	High Both lakes are clear focal points within the basin landforms that frame them. This is reinforced by the surrounding vegetation	

			Rangitira Beach to the west; containing raupo wetland. Also flanked by remnant native forest (kanuka dominated), particularly towards Kanae Road and down the coastal side of Lake Kereta, as well as some pasture.	e).	and between the lakes reinforcing this topographic variation, more notably toward Kanae Road.	as a backdrop to Rangitira Beach, and adjacent native vegetation.		framing them: very marked interplay between both the lakes and vegetation and adjoining open pasture, as well as the pines behind Rangitira Beach.	terrestrial vegetation overlying parts of this landscape. Parts of the Mahurangi Harbour contain marine (oyster) farms, but this does not compromise the harbour's current natural values overall.	and these elements' contrast with adjoining farmland and the extensive pine forest behind Rangitira Beach.	
5	Lakes Ototoa and Kuwakatai	North West Rodney	Lowland Wild nature Cultured nature (lowland) Deeply incised and impounded dune lakes with raupo wetland flanked by native forest (kanuka	Retention of dune lake/wetland landscape and remnant vegetation with low levels of subservient development as well as	High Very strongly defined dune based terrain descending into deep lake basins, with marginal	High Strong linkage between lakes and raupo wetland with the Lake Ototoa/Pataua		High Uncommon and dramatic lake basin sequence (at the regional level) associated with very expressive landforms that	High Very obvious linkages from the remnant terrestrial vegetation to the lakes and raupo wetland then, via the	High Both lakes are clear focal points within the basin landforms that frame them. Again, this is reinforced by	

			dominated) margins and steep slopes containing open pasture.	more modified pastoral and vegetated landscape.	native vegetation reinforcing the topographic variation around the lakes and their stream corridor via Pataua Creek to the Kaipara Harbour.	Creek corridor and enclosing native vegetation.		are reinforced by the vegetation across them: very marked interplay between the lakes and vegetation with surrounding open pasture.	Pataua Creek, to the margins of the Kaipara Harbour.	the surrounding vegetation and these elements' contrast with adjoining farmland.	
6	Papakanui spit	North West Rodney	Harbour & estuary Wild nature (coastal) South Kaipara Head duneland, Papakanui sand spit and Waionui Inlet extending north of Rangitira Beach and dominated by a massive dune system that denotes the south head of the Kaipara Harbour mouth.	Retention of remote natural duneland.	Very High Extensive/massive duneland formations combined with Wainui Inlet and extensive mangroves / salt marsh creating a dramatic natural feature at the mouth of the	High Combination of massive dune formations, salt marsh and mangroves around Wainui Inlet and on the edge of the Kaipara Harbour, creating a cohesive	Very high Confluence of ocean and harbour highlighted by the signature landforms of the dune system and inlet.	High Very distinctive, uncommon and highly expressive coastal landscape that combines natural elements with dynamic processes.	Very High A unified landscape dominated by natural elements, features and processes that mark the confluence of the Tasman Sea and Kaipara Harbour in a very dramatic and dynamic	Very high The dune and inlet features are a very eloquent expression of the coastal processes at work at this key junction between the open seas and harbour.	Very high Interplay of coastline and the open waters of the Tasman Sea, including variation resulting from atmospheric conditions, time of day/year, tide and wildlife. Sea birds prevalent.

					Kaipara Harbour. Extends from Ocean to inner Harbour edge.	natural landscape.			fashion: a wild, remote and natural landscape. Although part of the backdrop to this landscape includes pines and farmland its sheer scale and internal coherence prevent the level of naturalness being overly compromised.		
7	Muriwai/Rangatira Beach (North of Muriwai Settlement)	North West Rodney	Coastal Wild nature (coastal) Very linear and extensive open beach on the edge of the Tasman Sea, extending as far inland as its dune system	Retention of remote beach environment and dune backdrop	High Very extensive and open ocean beach together with a clearly articulated dune system that	High Very extensive beachfront and dune system interacting with the open expanse of the Tasman Sea.	High Strongly expressed coastal processes evident in sequence of dune and beach landforms, and their dramatic	Very High Arising from the combination of the beach's expansive aesthetic sheer length, together with openness, remoteness and wildness.	High/Moderate Despite the incursion of a pine forest backdrop and the Muriwai settlement, the unit's naturalness is derived	Very High Very obvious combination of natural elements and dynamic natural processes in particular related to the beach/dune	High Interplay of coastline and open waters of the Tasman Sea, including variations resulting from atmospheric conditions, time of day/year, tide

					is a prominent feature of the Auckland Region's west coast, a highly distinctive, landscape.		interaction with the ocean.		from an amalgam of its natural elements, the dynamic & obvious natural processes at play along the beach & its relative remoteness and wildness Parts of the Bay contain marine (oyster) farms, but this does not compromise the coastline's current natural values overall.	corridor	and wildlife. Sea birds prevalent.
8	Kaukapakapa River Escarpment	North West Rodney	Hill country Wild nature Cultured nature (hill country) A prominent escarpment	Regenerating indigenous vegetation reinforcing topography.	High Prominent escarpment covered in native forest.	High Native forest linked with river margins		High Prominent landform reinforced by its native vegetation	High Combination of natural landform and natural vegetation	High Strong amalgam of natural elements that, in	

			feature covered in remnant forest, including several stream corridors and catchments that extend down to, and include, part of the Kaukapakapa River.			including low lying pasture and meandering river corridor.		cover that contrasts with the low lying flats and farmland either side of the Kaukapakapa River.	cover closely linked to the tidal river margins. Some bays contain existing marine (mussel) farms, but this does not compromise Great Barrier's current natural values overall.	conjunction with the adjoining river edge are strongly suggestive of a natural endemic landscape – contrasting with adjoining pine forestry and farmland.	
9	Kaukapakapa	North West Rodney	Hill country Wild nature (hill country) An extensive sequence of hill country and ridges extending down into stream valleys and gullies - defined by a mixture of remnant native	Remnant and regenerating indigenous vegetation reinforcing topography. Pastoral landscape with remnant pockets of indigenous	High Prominent sequence of rolling hills and ridges including stream corridors.	High Intact indigenous vegetation (kahikatea particularly prominent) on hills and framing riparian corridors and catchments		High Sequence of remnant forest interspersed through farmland and open pasture. Combination of landcover structuring the landscape.	High Native forest and shrubland sequence, linked to and framing stream corridors.	High Complex interplay of native forest and open pasture with the forest dominating the higher slopes and ridges framing both the farmland	

			forest, and shrubland intermixing and contrasting with farmland both within the unit and on its margins.	vegetation with high aesthetic values.						and water catchments – stream corridors.	
10	Makarau Valley, North Helensville	North West Rodney	Hill country Wild nature (hill country) Combination of hill country ridges and escarpments descending into stream valleys that displays an intermixing of remnant native forest, shrubland and areas of open pasture.	Remnant and regenerating indigenous vegetation reinforcing topography. Pastoral landscape with remnant pockets of indigenous vegetation with high aesthetic values.	High Very clearly defined sequence of major hill ridges and stream escarpments framing valleys and stream corridors. Relatively dramatic topography.	High Pronounced sequence of native forest cover linked across major ridges, slopes and escarpments together with stream corridors.	High Amalgam of strongly dissected to rolling terrain and native forest cover intermixed with lower lying stream corridors and areas of pasture to create a clearly defined structure and pattern.	High Combination of terrain and vegetation cover creating a clearly defined matrix, with a relatively high level of cohesion and continuity.	High Relatively intact sequence of forest cover and stream corridors, especially near and above the Makarau River.	High Very clearly defined relationship between topography and land cover creating a quite distinctive and Auckland/ New Zealand landscape.	
11	Headland, Makarau River	North West Rodney	Hill country Wild nature (hill country) Wild nature (harbour & estuary)	Intact indigenous vegetation extending to water edge.	High Prominent headland covered in native forest.	High Native forest linked with harbour margins	Mod/High Qualities arising from the headland's projection	High Prominent landform reinforced by its native vegetation	High Combination of natural landform and natural vegetation	High Strong amalgam of natural elements that, in	High/mod Interplay of coastline and the open waters of the Kaipara

			A distinctive headland promontory around which the Makarau River sweeps, defined by both its relatively steep topography and remnant forest/shrubland cover which is particularly pronounced towards the apex of the headland. Linked with the mangrove colonies within the river corridor and the river itself.			including intertidal flats and mangroves at the mouth of the Makarau River.	out into the river corridor and the landmark combination of the headland's steep topography with an intact area of native forest, including kauri, kahikatea and totara.	cover that contrasts with the low lying coastal flats around the harbour mouth and the actual river corridor.	cover closely linked to the river and coastal margins.	conjunction with the adjoining coastal edge, are strongly suggestive of a natural endemic landscape contrasting with adjoining farmland.	Harbour and the mouth of the Makarau River, including variation resulting from atmospheric conditions, time of day/year, tide and wildlife.
12	Mataia Headland	North West Rodney	Hill country Wild nature Cultured nature (hill country) Wild nature (harbour & estuary) Clearly defined coastal and	Prominent coastal landform with largely intact cover of indigenous vegetation.	High Prominent headland and escarpment covered in native forest and shrubland	High Native forest linked with the Mataia Creek corridor and escarpment	High Very marked amalgam of natural terrain and vegetation that provide a backdrop to both the	High Prominent landform reinforced by its native vegetation cover that contrasts with the low lying	High/mod Combination of natural landform and indigenous vegetation cover closely linked to	High Strong amalgam of natural elements that, in conjunction with the adjoining	High/mod Interplay of coastline and the open waters of the Kaipara Harbour and the mouth of the Mataia

			stream corridor escarpment, including the margins of the Mataia Creek that are covered in remnant native forest and shrubland facing the open water of the Kaipara Harbour.		extending into and along the Mataia Creek corridor.	t, and the Kaipara Harbour's intertidal flats and mangrove colonies.	wider harbour and more confined Mataia Creek corridor – contrasting with the intertidal area and adjacent farmland.	coastal flats and intertidal area that flank it.	coastal margins that retains a strong endemic signature despite the presence of an adjoining sand mine and open rural pasture.	coastal edge, is strongly suggestive of a natural endemic landscape – contrasting with adjoining farmland and sand extraction operations.	Creek, including variation resulting from atmospheric conditions, time of day/ year, tide and wildlife. Wading and sea birds prevalent.
13	Glorit Knoll	North West Rodney	Hill country Wild nature Cultured nature (hill country) A prominent, if small scale, knoll feature covered in mature native forest that overlooks part of the central Kaipara Harbour and adjacent coastal flats that are now extensively farmed. Together with	Intact indigenous vegetation retained on discrete elevated knoll landform.	High Prominent knoll landform covered in native forest.	High/mod Native forest close to Te Karaka Creek and harbour margins including intertidal flats and mangrove colonies south of the Hoteo River.		High Distinct landform reinforced by its native vegetation cover that contrasts with the low lying coastal flats and intertidal area that flank it.	High Combination of natural landform and natural vegetation cover closely linked to the coastal margins.	High Strong amalgam of natural elements that, in conjunction with the nearby coastal edge, are strongly suggestive of a natural endemic landscape – contrasting with adjoining farmland.	Mod Association with nearby Harbour)

			unit 15 local landmarks because of their contrast with the surrounding rural environment.								
14	Mt. Auckland and part of the Hoteo River	North West Rodney	<p>Hill country Wild nature Cultured nature (hill country)</p> <p>The highest peak immediately inland of the Kaipara Harbour that is covered in mature remnant forest extending down to the Hoteo River, including a series of stream corridors.</p>	Intact indigenous vegetation reinforcing locally prominent topography.	<p>High</p> <p>Highest peak within the immediate Kaipara Harbour hinterland; a prominent feature overlooking the lower half of the harbour, its eastern coastal margins near the Hoteo River. Profile reinforced by extensive</p>	<p>High</p> <p>Very clearly articulated amalgam of hill country and native forest extending down into local stream corridors and the margins of the Hoteo River.</p>	<p>High/mod</p> <p>A distinctive local landmark that contrasts with adjoining pine forest and nearby farmland to clearly express the endemic values of the area prior to European occupation and rural development</p>	<p>High</p> <p>Evocative mix of hill country terrain and native forest associated with Auckland's natural heritage.</p>	<p>High</p> <p>Intact sequence of native forest, stream and river corridors.</p>	<p>High</p> <p>Very clear expression of natural elements and associated processes that capture some of the vernacular endemic landscape values of Auckland and the Kaipara Harbour's hinterland.</p>	

					native forest across most of its slopes.						
15	South Hoteo River	North West Rodney	Hill country Wild nature Cultured nature (hill country) Wild nature (harbour & estuary) Headland / ridge feature overlooking the mouth of the Hoteo River in the Kaipara Harbour that is prominent because of its intact cover of remnant forest. Contrasts very markedly with surrounding farmland and the harbour margins. One of several local landmarks.	Intact indigenous vegetation reinforcing locally prominent topography.	High Prominent headland covered in native forest.	High Native forest linked with harbour margins including intertidal flats and mangrove colonies at the mouth of the Hoteo River.		High Prominent landform reinforced by its native vegetation cover that contrasts with the low lying coastal flats and intertidal area that flank it.	High Combination of natural landform and natural vegetation cover closely linked to the coastal margins.	High Strong amalgam of natural elements that, in conjunction with the adjoining coastal edge, are strongly suggestive of a natural endemic landscape – contrasting with adjoining farmland.	High/mod Interplay of coastline and the open waters of the Kaipara Harbour and the mouth of the Hoteo River, including variation resulting from atmospheric conditions, time of day/ year, tide and wildlife. Wading and sea birds prevalent.
16	Tauhoa River Margins	North West	Estuary Wild nature	Sequence from river	High Very	High Strong		High/mod Derived from	High Related to	High Very clearly	High Interplay of

		Rodney	<p>(estuary) Very extensive (long) series of headlands, promontories, inlets and bays which define the Tauhoa River estuary and are reinforced by bands of remnant coastal forest, native shrubland and mangroves.</p>	<p>channel/harbour waters through mangrove to terrestrial indigenous vegetation. Pattern of vegetation cover in relation to topography and natural processes.</p>	<p>complex but extensive sequence of headlands, coastal slopes and terraces that frame a multiplicity of small scale inlets, stream corridors and intertidal flats. This topography is reinforced by the bands of native vegetation more intermittently scattered around the Tauhoa River</p>	<p>interconnection between the Kaipara Harbour, river margins and stream/inlet corridors. Strong connection with adjacent pockets of coastal vegetation that frame much of the CMA.</p>		<p>the amalgam of coastal fringe elements that clearly evoke the coastal processes associated with the Kaipara Harbour.</p>	<p>the combination of natural elements and processes with strong interconnection between the river corridor, intertidal flats and inlets, streams and coastal ridges and headlands.</p>	<p>expressed confluence of natural terrain and vegetation interacting attractively with the Tauhoa River and its margins to create a distinctive endemic coastal landscape.</p>	<p>coastline and the open waters of the Kaipara Harbour and more enclosed waters of the Tauhoa River, including variation resulting from atmospheric conditions, time of day/year, tide and wildlife. Wading and sea birds prevalent.</p>
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					margins.						
17	Hill Creek and Kahutaewao Creek Valley (Burma Road)	North West Rodney	Hill country Wild nature/Cultural nature (Estuary and harbours) Wild nature/Cultural nature (Hill country) Comprises a sequence of north south aligned ridges and headlands together with the stream corridors of Hiki and Kahutaewao Creeks extending down to embrace the mangrove colonies, intertidal flats and part of the Tauhoa River corridor.	Pattern of remnant vegetation interplayed with pasture (respondent to topography).	High Clearly expressed sequence of ridges and stream corridors aligned from northwest to south east that drain into the Tauhoa River margins incorporating a mix of remnant Kauri forest, re-emergent shrubland, mangroves and intertidal flats/ islands.	High Very marked sequence of native forest, streams, mangroves and other coastal edge features that create a clear continuum.	High/mod Very clearly aligned continuum of features from the top of the peninsula catchment to the Tauhoa River.	High Very clearly expressed sequence of natural elements and features that interacts with farmland to evoke a readily apparent structure and patterning in the landscape, which contrasts with the relatively bare nature of much of its rural surrounds.	High Clearly linked network of natural features largely contained within two main valley corridors and water catchments linked to two enclosed bays on the edge of the Tauhoa River.	High Clear structure and patterning evoked by the combination of native forest, shrubland, stream corridors and coastal features that have a degree of continuity and natural expression not apparent in much of the surrounding peninsula landscape.	High Interplay of coastline and the open waters of the Kaipara Harbour and more enclosed waters of the Tauhoa River, including variation resulting from atmospheric conditions, time of day/ year, tide and wildlife. Wading and sea birds prevalent.
18	Fitzgerald/Burma, Run Roads Ridge, Ohakukura	North West Rodney	Hill country Wild nature/Cultural nature (Hill country)	Intactness of forest and pattern of remnant	High Prominent elevated coastal	High Sequence of native forest and	High/mod Amalgam of clearly expressed	High Due to the combination of elevated	High Derived from the combination	High Coherent mixture of natural	

	Peninsula		country) Very prominent tract of hill country and mostly native forest that directly overlooks the extensive Tapora coastal flats and Kaipara Harbour, acting as a gateway to Tapora itself.	vegetation interplayed with pasture respondent to topography).	ridge and hill landform together with two stream corridors that are articulated by the presence of remnant native forest and shrubland along with some pasture.	stream corridors.	landform and native forest on ridge crest and high slopes that create a distinctive feature among the wider surrounds of relatively bare pasture land.	terrain, and bush remnants, as well as local stream corridors that intermix pleasantly with open pasture and contrast markedly with the surrounding farmland.	of native forest and natural landforms including both ridges and stream gullies.	terrain and native vegetation that both interacts positively with open pasture and contrasts with the more bare farmland and exotic woodlots that otherwise largely prevail across the central Okahukura Peninsula.	
19	Oruawhoro Heads, Okahukura Peninsula	North West Rodney	Harbour, headlands & estuary Wild nature/Cultural nature (Harbour and estuary) An amalgam of	Intact remnant indigenous vegetation cover at river mouth/ harbours edge, responsive	Very high Clearly articulated sequence of coastal ridge and hill landforms reinforced	High Amalgam of native forest, small lake and stream corridor connected with the	High Very marked interaction of the coastal landforms and vegetation with the	High Very strong remnant landscape values that reflect the qualities of Auckland / the Kaipara	High Very obvious continuum of natural forest impounded lake and stream corridor with	High Highly legible sequence of natural features that contrast with the much more open, and	High Interplay of coastline and the open waters of the Kaipara Harbour and more enclosed waters of the

			coastal headlands, ridges and slopes, largely covered in remnant native forest that culminate in the Oruawhoro Heads, in conjunction with a large enclosed bay and mangrove colony that, together with intertidal banks extends out into the Oruawhoro River.	to landform.	by the native forest across them, together with the river corridor and a strongly defined bay.	intertidal bank and mangrove margins of the Oruawhoro River.	natural elements and processes of the adjoining tidal river system	Harbour as it once was, in a more natural state.	the river margins and its intertidal areas.	relatively bare, farmland that otherwise prevails south and west of the Oruawhoro Heads.	Oruawhoro River, including variation resulting from atmospheric conditions, time of day/ year, tide and wildlife. Wading and sea birds prevalent.
20	Tapora Dune Islands and CMA	North West Rodney	Harbour & estuary Wild nature (Harbour & estuary) Very extensive area of low dune islands together with intertidal flats/banks, wetland / salt marsh,	Intact duneland landforms, barrier islands.	High Very extensive series of harbour flats, dunelands/ sand banks and islands with very extensive mangrove colony and	Very high Continuum of coastal edge and intertidal features that create a very extensive habitat and area of interaction with the	Very high Sensitive sequence of inner harbour features that create the interface between the harbour and peninsula strongly influenced	High Amalgam of low lying coastal features that, as well as being very extensive and cohesive, promote the feeling of being in a very raw, exposed,	High Extensive amalgam of coastal features that are only affected to a limited degree by the more developed nature of adjoining	High Exceptional combination of cohesive coastal elements that display a high level of naturalness and natural structure/ patterning, complementi	High Interplay of coastline and the open waters of the Kaipara Harbour, including variation resulting from atmospheric conditions, time of

			mangroves colonies and marginal coastal terraces that contain a mixture of wetland species, manuka with some pampas.		salt marsh margins. Defines the entire end of the Tapora Peninsula and its interface with the Kaipara Harbour.	main Kaipara Harbour.	by conditions on the harbour itself and – in a dramatic sense - to the tidal, weather and day to day, conditions of both the harbour and the Tasman Sea.	wild coastal environment.	farmland and the Tapora settlement, a landscape that has the feeling of being remote and wild.	ng the wider expanse of the Kaipara Harbour.	day/year, tide and wildlife. Wading and sea birds prevalent.
21	West Te Arai Point	North East Rodney	Hill country Wild nature/Cultural nature (Hill country) Prominent amalgam of ridges and spurs as well as stream gullies that are reinforced and articulated by remnant native forest and shrubland. Rural development related to landuse.	Interplay between remnant vegetation and rural pasture reinforcing topography.	High Clear sequence of ridgelines and gullies, at the back of Te Arai Point and Pakiri Beach, including several stream corridors, which are reinforced by remnant indigenous	Mod/high Related to remnant bush pockets and stream corridors.		High Clearly defined landform and sequence of ridges that is reinforced by native forest remnants; strong interplay between bush and open pasture on surrounding farmland creating a very marked structure and pattern.	High/mod Continuum of native forest/shrubland linked with clearly defined stream corridors.	High Relates to both the amalgam of a clearly expressed landform and native forest/shrubland remnants together with the marked interplay of bush and pasture.	

					vegetation.						
22	Pakiri Beach	North East Rodney	Coastal Wild nature (coastal) Pakiri Ocean Beach extending into dune system for most of its length together with some coastal terrace landforms at the southern end near Pakiri Stream.	Natural duneland topography, strongly expressed coastal processes. Long uninterrupted sweep of beach.	High Very extensive and open ocean beach together with a clearly articulated dune system, the elevated headlands of Eyres Point and Te Arai Point, as well as a small area of coastal terrace and stream corridors near the Pakiri Stream in the south.	High Clear dune, stream corridor and coastal terrace sequence interacting with the open sea of the Pacific Ocean. Also a significant bird habitat.	High Strongly expressed coastal processes evident in sequence of landforms and stream corridors, and their dramatic interaction with the ocean.	Very high Arising from the combination of the beach's expansive aesthetic sheer length, together with openness, remoteness and wildness.	High/mod Despite the incursion of the pine forest backdrop and limited pockets of development the unit's naturalness is derived from an amalgam of its natural elements, the dynamic and obvious natural processes at play along the beach and its relative remoteness and wildness.	Very high Very obvious combination of natural elements and dynamic natural processes, in particular related to the beach and dune corridor.	High Interplay of coastline and the open waters of the Pacific Ocean, including variation resulting from atmospheric conditions, time of day/year, tide and wildlife. Sea birds prevalent.
23	North Te Hana – Tomorata Road	North East Rodney	Hill country Wild nature/Cultural nature (Hill)	Interplay between remnant vegetation	High Clear sequence of	Mod/high Related to remnant bush		High Clearly defined landform and sequence of	High/mod Continuum of native forest/	High Relates to both the amalgam of	

			country) Clearly expressed sequence of inland ridges and gully corridors, together with streams that are defined and merge with pockets of mature native forest dominated by totara.	and rural pasture reinforcing topography.	ridgelines and gullies, including several stream corridors that are reinforced by remnant stands of mature totara and other native species.	pockets and stream corridors.		ridges that is reinforced by native forest remnants; strong interplay between bush and open pasture on surrounding farmland creating a very marked structure and pattern.	shrubland linked with clearly defined stream corridors.	a clearly expressed landform and native forest/ shrubland remnants together with the marked interplay of bush and pasture.	
24	Pakiri Block Road	North East Rodney	Hill country Wild nature/Cultural nature (Hill country) Primary coastal ridge and inland sequence of spurs that define part of the backdrop to the Pakiri coastline and provide transition into the higher terrace	Remnant indigenous vegetation reinforcing topography.	High Defining ridgeline and escarpment behind Pakiri including Putawa Stream corridor. High land defines backdrop to Pakiri.	Mod/high Related to remnant bush pockets and stream corridor.		High Clearly defined landform and sequence of ridges that is reinforced by the native forest remnants; strong interplay between bush and open pasture on surrounding farmland creating a very	High/mod Continuum of native forest/ shrubland and stream corridor linked to nearby wetland remnants and dune system along Pakiri Beach.	High Relates to both the amalgam of a clearly defined landform and native forest/ shrubland remnants together with the marked interplay of bush and pasture.	

			landscapes around Tomorata. These landforms, together with the Putawa Stream corridor are reinforced by remnant pockets of forest and shrubland.					strong structure and pattern.			
25	Pakiri Foothills	North East Rodney	Hill country Wild nature/Cultural nature (Hill country) An extensive sequence of hills and ridges, valleys and stream corridors intermixed with both large tracts of mature native forest and re-emergent shrubland closer to Pakiri Beach and pockets of more clearly	Intact remnant forest. Interplay between remnant vegetation and rural pasture, reinforcing topography.	High Clearly expressed sequence of hills, ridges, localised stream catchments and valleys that are reinforced by the array of forest across higher slopes and along stream	High Evident in the very extensive matrix of remnant forest and shrubland inland of Pakiri Beach, linked with the smaller scale sequence of remnant forest pockets and stream corridors		High Very clearly expressed amalgam of ridge and valley terrain, combined with an extensive tracts of native forest and shrubland that interweave with pastoral margins to create a distinctive and endemic landscape.	High Redolent in the amalgam of remnant forest and shrubland, together with the sequence of stream corridors that link the ridges and higher slopes with valley lowlands and the terrace landscapes immediately inland of	High Clear articulation of the hill/ridge/valley/lowland topographic sequence reinforced by the amalgam of large tracts of bush across more elevated hills and slopes. Pockets of forest on some steeper	

			defined remnant forest (totara dominated) inland. Bands of remnant forest follow many local stream corridors and tributaries.		courses.	within, and closer to, the Tomarata Valley.			Pakiri Beach.	slopes and following stream corridors.	
26	Rahuikiri Road, Pakiri	North East Rodney	Lowland Wild nature/Cultural nature (Lowland) Wetlands with areas of open water. Undeveloped margins with significant remnant indigenous vegetation dominated by flax, cabbage trees, manuka etc surrounded by open pasture and river margins inland of Pakiri Beach. An isolated	Intact wetland and vegetation cover.	High A discrete wetland/ forest remnant within part of the wider coast that has otherwise been extensively drained and modified.	High Both the wetland and semi-mature forest pocket are linked with a tributary of the Pakiri Stream and wider coastal domain of Pakiri Beach.		High/mod A distinctive 'relic' of the area's native/ natural landscape heritage.	High A relatively intact amalgam of wetland and semi- mature forest that contrasts with the open pasture and drained wetlands that surround it.	High Distinctive precisely because it is a remnant that reveals the past ecological heritage and sequence of the Pakiri Beach hinterland.	

			lowland forest and wetland remnant.								
27	Mt. Tamahunga	North East Rodney	Hill country Wild nature/Cultural nature (Hill country) Very prominent tract of hill country and mostly native forest focusing upon the Department of Conservation Reserve around Mt Tamahunga.	Dramatic landform feature with intact indigenous vegetation cover and remnant vegetation with pasture fingering into edges.	Very high Very prominent hill feature surrounded by steeply dissected ridges and stream valleys – strategically located inland of both Omaha and Pakiri.	Very high Extensive area of intact mature remnant indigenous forest, including multiple stream catchments and corridors.		High Prominent due to combination of clearly defined terrain and very extensive, continuous forest cover.	High Large intact area of indigenous forest and upper catchment areas.	High Clearly defined, large scale, hill feature covered by an extensive area of native forest that displays a high degree of integrity. Contrasts markedly with surrounding farmland and areas of pine forest.	
28	Coastline from Pakiri River to Omaha Cove	North East Rodney	Coastal Wild nature (coastal) Highly dramatic and dynamic landscape comprising steep coastal cliffs and a main ridge line	Coastal landforms with remnant indigenous vegetation cover. Interplay between remnant	Very high Very steep and clearly defined amalgam of cliffs and steep slopes above a rocky	High High ecological values in relation to the waters around Goat Island Marine Reserve	Very high Dramatic confluence of land and water at, and either side of, Cape Rodney including the main	Very high Arising from the dramatic landform and its dynamic interaction with the open waters of the Pacific Ocean (very		Very high Highly expressive landform and interaction with the sea; strong backdrop to the southern	High Interplay of coastline and the open waters of the Hauraki Gulf, including variation resulting from atmospheric

			descending to rock shoals and coves, including Goat Island, that face the open waters of the outer Hauraki Gulf. Cape Rodney is a major point of transition between Auckland's more sheltered Gulf waters and the open seas of the Pacific Ocean.	vegetation and rural pasture, reinforcing topography.	coastline and shoals.	but not in relation to the landward area.	cliff/ridge sequence that affords a backdrop to southern Pakiri Beach.	exposed).		end of Pakiri Beach and also to the settlement of Leigh.	conditions, time of day/year, tide and wildlife. Wading and sea birds prevalent.
29	Ti Point	North East Rodney	Wild nature(Coastal) Wild nature/Cultural nature (Estuary & harbour) Dramatic peninsula landform with outer coastal cliffs and gently shelving harbour margins on the north	Coastal landforms with remnant indigenous vegetation.	High Distinctive peninsula landform defined along its outer coastal margins by a sequence of dramatic steep cliffs and rock shoals including	High Clearly defined matrix of native forest descending into coastal margins, including mangrove colonies, bays and rock shelves	High Very dramatic landform, with cliffs that dynamically interact with the Hauraki Gulf. A sequence of headlands and bays framing the Whangateau	Very high An unusual, coastal, landscape that clearly expresses the Auckland/ New Zealand vernacular with its amalgam of terrain, vegetation and interaction with both	High Natural qualities are clearly evident in the amalgam of landforms, native forest remnants and their relationship with both the Whangateau Harbour and	Very high Very clearly defined peninsula landform, cliff and headland/bay sequence that combine with the interaction of native forest with pasture to create a very	High Interplay of land, harbour and the open waters of the Hauraki Gulf, including variation resulting from atmospheric conditions, time of day/year, tide and wildlife. Wading and

			eastern side of the Whangateau Harbour, including interplay of remnant coastal native forest with pasture, as well as pōhutukawa. This landscape enjoys a dynamic interaction with the open waters of the Hauraki Gulf but also frames and encloses the northern end of the Whangateau Estuary landscape.		Matheson's Bay.	with associated variable habitat.	Harbour that have a clear structure and pattern, which is positively reinforced by vegetation patterns.	open seas and harbour waters.	Hauraki Gulf, contributing to a very endemic landscape.	clearly articulated terrestrial landscape which is framed and enhanced by the open sea and adjoining harbour.	sea birds prevalent.
30	South of Rodney Road, Leigh	North East Rodney	Hill country Wild nature/Cultural nature (Hill country) Dissected hill country rising up to high level	Interplay between remnant vegetation and rural pasture reinforcing topography.	High Prominent ridgeline backdrop to Leigh Matakana and the Whangatea	High Large areas of intact native forest combined with stream	High Very expressive relief that is reinforced by the larger stands of native forest	High Derived from the combination of high and extensive main ridges combined with	High Strong interconnection between native forest remnants and stream corridors	High Very strongly articulated landform combined with landcover that has an	

			sequence of ridges that frame the coastal landscapes of Leigh and Omaha, displaying large blocks of remnant forest interwoven with pasture some exotic woodlots and some low density residential development.		u Harbour, part of a wider sequence of hill country that extends from inland of Leigh to the Omaha and Dome Forests.	corridors and their vegetated margins.	in high ground near Rodney Road and directly above the settlement of Whangateau.	the patterning created by their interplay with stream valleys and the interaction of native forest with often quite large areas of pasture.	down to the Whangateau Harbour and Leigh/Mathe son's Bay.	apparent structure and pattern derived, in particular, from the interplay of forest and pasture.	
31	Pukematakeo (near Omaha)	North East Rodney	Hill country Wild nature/Cultural nature (Hill country) Very conical knoll / hill feature flanked by a series of steep ridges and stream corridors south of Omaha Forest that contain the Omaha valley and western	Interplay between remnant vegetation and rural pasture, reinforcing topography – local landform feature.	High Distinctive conical/knoll hill country landscape.		High Very clearly articulated hill and ridge sequence that is attractively reinforced by pockets of forest remnants and stream corridors.	High Appealing interplay of landforms and native remnant vegetation, together with part of the Matakana River and its margins that evoke a distinctively New Zealand landscape.	Mod/high Connection of remnant forest stands with River and stream corridors, and their margins.	High Very clearly articulated combination of terrain, vegetation and stream corridors creating a landscape that has a strong structure and pattern.	

			margins of the Omaha flats, incorporating an attractive mixture of remnant native forest and pasture.								
32	Dome Forest	North East Rodney	Hill country Wild nature/Cultural nature (Hill country) Sizeable area of steeply dissected hill country containing a sequence of prominent ridges that are covered in mature remnant forest.	Intact indigenous vegetation reinforcing landform.	High Prominent, steeply dissected hill country.	High Large area of intact mature remnant indigenous forest.		High Prominent due to combination of clearly defined terrain and very extensive, continuous forest cover.	High Large intact area of indigenous forest and upper catchment areas.	High Clearly legible tracts of native forest that display a high integrity, contrasting with surrounding exotic pine forest and farmland.	High
33	Omaha Kahikatea Swamp Forest	North East Rodney	Lowland Wild nature/Cultural nature (Lowland) Wild nature/Cultural nature (Estuary) Significant	Intact indigenous vegetation reinforcing landform.		Very high Rare (as the only such forest sequence remaining within the Region) and highly	High Strongly articulated forest remnant that clearly defines the eastern side of part of the	High Highly distinctive and unusual remnant vegetation/lowland feature.	High Intact and cohesive band of native lowland forest closely lined with the adjacent	High A prominent and cohesive feature that distinctively defines part of the wider harbour landscape	High Relationship with tidal processes of Whangateau Harbour. Variation resulting from atmospheric

			remnant indigenous kahikatea forest on the edge of the Whangateau Harbour including extensive intertidal areas, some mangroves and salt marsh.			valued example of lowland coastal forest dominated by kahikatea at the edge of an intertidal sequence of marshland, mangrove and salt marsh flats.	Whangateau Harbour.		harbour.	and the backdrop to Omaha.	conditions, time of day/ year, tide and wildlife. Presence of wading and sea birds.
35	Northern end Mangatawhiri (Omaha) Spit	North East Rodney	Coastal Wild nature(Coastal) Wild nature/Cultural nature (Estuary & harbour) Northern dunes, distal spit and southern side of Whangateau Harbour entry channel. A defining feature for both the	Coastal landforms with remnant vegetation. Prominent spit landform feature framing entrance to Whangateau Harbour.	High Distal spit feature linked with wider ocean beach and harbour mouth.		High Defining feature at the junction between and enclosed Whangateau Harbour and the relatively open waters of Omaha Bay.	Mod/ high Archetypal spit landform at the junction of the harbour and open sea.	High Open dune landform and indigenous vegetation cover (manuka).	High Dynamic feature projecting out into the CMA creating a gateway to the Whangateau Harbour.	High Combination of dune spit and tidal harbour and Omaha Bay including variation resulting from atmospheric conditions, time of day/ year, tide and wildlife. Presence of wading and

			harbour and the northern end of Omaha Beach.								sea birds.
36	Matakana River – Kawau Bay Coastline	North East Rodney	<p>River mouth & coastal Wild nature(coastal) Wild nature(Hill country)</p> <p>Sequence of headlands, river margins, slopes and ridges containing bays that are further enhanced and defined by rolling hill country inland and a complex mixture of remnant native forest, shrubland, open pasture and the margins of local settlements. This combination defines the northern and eastern side of the Matakana</p>	Coastal landforms with remnant indigenous vegetation.	High Coastal sequence of headlands, river margins, slopes and ridges defining bays and back dropped by inland rolling hill country.	High Coastal margins, including shallow intertidal areas of the Matakana Estuary and both Millon and Prospect Bay, are linked with stream corridors and pockets of coastal vegetation that extend inland.	High Powerful framing of Matakana River mouth (in conjunction with unit 38) by a combination of headlands, steep slopes and extensive native forest while Millon Bay and Prospect Bay are also strongly defined by a similar combination.	High Primarily due to framing of Matakana River mouth and Kawau Bay by a combination of headlands and steep slopes.	High Sequence of coastal margins including shallow intertidal areas with some mangrove colonies, stream corridors and native forest.	High Primarily relates to the sequence of headlands enclosing the Matakana River and series of bays together with the marked prevalence of native forest remnants that further articulate the coastal edge and some stream corridors – contrasting with the waters of both Kawau Bay and the Matakana River.	High Interplay of land, Kawau Bay / Matakana River mouth and the open waters of the Hauraki Gulf, including variation resulting from atmospheric conditions, time of day/ year, tide and wildlife. Wading and sea birds prevalent.

			River and much of the northern side of Kawau Bay.								
37	Tawharanui Peninsula	North East Rodney	<p>Hill country Wild nature/Cultural nature (Hillcountry) Wild nature(Coastal)</p> <p>Spectacular peninsula coastal landscape that combines headlands, steep cliffs and shoals with ocean beaches and attractively contained bays, while its inland reaches comprise a rolling sequence of ridges and valleys that are covered in a mixture of bush (including Hubbard's Bush), pasture</p>	Interplay between Remnant vegetation and rural pasture, reinforcing topography.	<p>Very high</p> <p>Dramatic projection of the peninsula out into the Hauraki Gulf defining both Omaha and Kawau Bays. Combination of rolling topography and a highly varied coastal margin that includes dramatic cliff lines, headlands and ocean beaches.</p>	<p>High</p> <p>Combines the native bush remnants across the entire peninsula with the mainland island refuge of Tawharanui Regional Park and a variety of coastal habitats.</p>	<p>Very high</p> <p>Derives from the combination of the peninsula's projection out into the Hauraki Gulf and a scenically diverse array of coastal landscapes that are complemented by the forest wetlands and rolling hill country of the coastal hinterland.</p>	<p>Very high</p> <p>Very powerful amalgam of coastal and hinterland landscapes that have a high degree of cohesion, structure/patterning, as well as considerable diversity.</p>	<p>High</p> <p>Very marked predominance of relatively undeveloped coastal and inland landscapes, including Tawharanui Regional Park. Includes forest, wetlands, dune margins, cliffed shorelines and rock shoals.</p>	<p>Very high</p> <p>Dramatic combination of landforms and landcover.</p>	<p>High</p> <p>Interplay of land, Kawau/Omaha Bays and the open waters of the Hauraki Gulf, including variation resulting from atmospheric conditions, time of day/year, tide and wildlife. Wading and sea birds prevalent.</p>

			some low density development and some small scale pine woodlots.								
38	Matakana River South	North East Rodney	<p>Coastal Wild nature (coastal)</p> <p>Very prominent headland feature and steep coastal cliffs above rock shoals that, together with an extensive margin of remnant native forest, defines the southern side of the mouth of the Matakana River (together with unit 36) and also provides a natural point of division between the settlements of Sand Spit and Snells Beach.</p>	Coastal landforms with remnant indigenous vegetation.	<p>High</p> <p>Very prominent headland feature and steep coastal cliffs above rock shoals defining the entry to Matakana River.</p>	<p>High</p> <p>Continuous band of remnant native coastal forest that has significant integrity and is firmly linked with the CMA and its rock/ cliff margins despite the incursion of some housing.</p>	<p>High</p> <p>Amalgam of dramatic headland and coastal cliffs with shoals and continuous band of native forest that, together with the headland of unit 36 defines and encloses the narrow entry to the Matakana River.</p>	<p>High</p> <p>Dramatic topography and coastal forest together with the river mouth contrasting with the much more expansive and open waters of Kawau Bay.</p>	<p>High/mod</p> <p>The combination of natural terrain and native forest, in conjunction with the river and bay create a natural coastal landscape despite the presence of housing around Brick Bay Drive.</p>	<p>High</p> <p>Very prominent and clearly articulated landform and coastal margins that complement both the River mouth and wider bay landscapes..</p>	<p>High</p> <p>Interplay of land, Kawau Bay/ Matakana River and the open waters of the Hauraki Gulf, including variation resulting from atmospheric conditions, time of day/ year, tide and wildlife. Wading and sea birds prevalent.</p>

39	Scandrett Regional Park – Martins Bay	North East Rodney	Coastal Wild nature (coastal) Very prominent headland with steep sedimentary cliffs and rock shoals at base. Band of remnant coastal forest (Including some pines) around its periphery, and above Martins Bay.	Coastal landforms with remnant indigenous vegetation	High Very prominent headland landform with sedimentary cliffs and rock shoals contrasting with the expanse of Kawau Bay and the wider Hauraki Gulf.		High Dramatic projection out into the sea at the southern end of Kawau Bay; a defining feature.	High Very dramatic headland feature.		High Dramatic interplay between headland/peninsula landform and both Kawau Bay and the Hauraki Gulf.	High/ mod Interplay of land, Kawau Bay and the open waters of the Hauraki Gulf, including variation resulting from atmospheric conditions, time of day/year, tide and wildlife. Wading and sea birds prevalent.
40	Mahurangi East Regional Park	North East Rodney	Coastal Wild nature (coastal) Wild nature/Cultural Nature (Estuary) Wild nature/Cultural Nature (Hill country) Dramatic large peninsula landform with outer coastal	Coastal landforms with remnant indigenous vegetation. Interplay of pasture within vegetated landscape.	Very high Very distinctive peninsula landform defined along its outer coastal margins by a sequence of dramatic sedimentary cliffs and shoals while the	High Clearly defined matrix of native forest descending into coastal margins, including mangrove colonies, bays and rock shelves that clearly	High Very dramatic landform, with cliffs that dynamically interact with the Hauraki Gulf while the sequence of headlands and bays framing the Mahurangi	Very high A very distinctive, dynamic and memorable landscape that clearly expresses the Auckland/New Zealand vernacular with its amalgam of terrain, vegetation and interaction	High Natural qualities are clearly evident in the amalgam of landforms native forest remnants and their relationship with both the Mahurangi Harbour and Hauraki Gulf/	Very high Very clearly defined peninsula landform, cliff and headland/bay sequence that combine with the interaction of native forest with pasture to create a very	High Interplay of land, harbour and the open waters of the Hauraki Gulf, including variation resulting from atmospheric conditions, time of day/year, tide and wildlife. Wading and sea birds

			cliffs and gently shelving harbour margins on the eastern side of the Te Kapa River, including a very marked interplay of remnant native forest with pasture, as well as pōhutukawa, along the outer coastal edge. This landscape enjoys a dynamic interaction with the open waters of the Hauraki Gulf but also frames and encloses the outer reaches of the Mahurangi Harbour.		main ridge and gently rolling land across the peninsula descends into an attractive sequence of shallow bays and headlands within the Mahurangi Harbour.	articulate the processes underlying this landscape.	Harbour have a clear structure and pattern that is positively reinforced by pattern of vegetation.	with both open seas and harbour waters.	contributing to a very endemic landscape. Parts of the Te Kapa Estuary contain marine (oyster) farms, but this does not compromise the harbour's current natural values overall.	clearly articulated terrestrial landscape which is framed and enhanced by the open sea and adjoining harbour.	prevalent.
41	Te Kapa River headwaters (Mahurangi)	North East Rodney	Harbour & estuary Wild nature/Cultural nature (Estuaries &	Interplay between remnant vegetation and rural pasture,	High Sequence of stream valleys extending down to	High Gently shelving harbour margins including		Very high Very clearly structured and patterned array of forest remnants	High/mod Amalgam of forest remnant stream corridors,	High Clear pattern and structure emerging from the	Mod/ high Interplay of land and harbour including variation

			<p>harbours) Wild nature/cultured nature (lowlands) A very appealing harbour/ rural landscape, combining gently rolling and enclosed slopes that lead down to the shallow margins of the Mahurangi Harbour around the Te Kapa River; combining remnant native forest with open pasture, mangroves and the harbour waters.</p>	reinforcing topography.	the Te Kapa River and Mahurangi Harbour. Open basin landform oriented to and enclosing river/ harbour.	an extensive mangrove colony connected to a sequence of stream corridors and remnant forest on margins.		intermixed with pasture and the enclosed waters of the Te Kapa River.	coastal margins and mangrove colonies linked to harbour and gently shelving intertidal area.	interplay of bush remnants with pasture and its gently rolling landform with the harbour margins, attractively enclosed by surrounding ridges and peninsulas which creates an attractive tension between the enclosed land and more open harbour.	resulting from atmospheric conditions, time of day/ year, tide and wildlife. Wading and sea birds prevalent
42	Scotts Point & Casnell Island	North East Rodney	<p>Harbour & estuary Wild nature/cultured nature (Hill country) Wild nature/cultured</p>	Coastal landforms with remnant indigenous vegetation. Interplay of	High Very linear peninsula landform, and island (flanked by shoals and	High Presence of native forest combined with coastal	High Interplay of peninsula landform and native forest including	High Combination of the experience of going to the end of Scotts Point out in	High/mod Clearly expressed harbour landforms and sedimentary	High Both the peninsula and island are very clearly articulated	High Interplay of land and harbour including variation resulting from

			nature (Estuary) Very clearly defined headland and island that jut out into the Mahurangi Harbour, further defined by extensive native forest, intermixed with pockets of pasture and open space, and low density residential development.	pasture within vegetated landscape.	cliffs) jutting out into the flat plain of the Mahurangi Harbour.	margins and intertidal area of the Te Kapa River	Casnell Island with the flat plain of the harbour and the gently shelving margins of the Te Kapa River's intertidal area. Quite dramatic projection of Scotts Point out into the harbour.	the middle of the harbour and of seeing both the peninsula and island projecting out into the Mahurangi Harbour. A natural focal point of the harbour.	peninsula/ island combined with vegetation cover in the center of the harbour's water expanse.	elements within the wider harbour landscape. Their presence is strongly reinforced by the relatively steep relief of both features and vegetation along their spine/ crest.	atmospheric conditions, time of day/ year, tide and wildlife. Wading and sea birds prevalent
43	West Mahurangi Harbour	North East Rodney	Hill country Wild nature/cultured nature (Hill country) Wild nature/cultured nature (Estuary) A very distinctive coastal landscape, combining ridges, river and stream valleys, bays and	Interplay between remnant vegetation and rural pasture, reinforcing landform.	High Very extensive sequence of incised stream valleys extending down to the Mahurangi Harbour, including a sequence of	High Sequence of mature remnant native forest intermixed with pasture, together with stream corridors leading down to	High Very dramatic sequence of terrain and remnant forest interacting with, and framing both stream valleys and the harbour, including the Mahurangi	Very high Very clearly articulated sequence of hill and river valley topography combined with forest remnants and natural coastal margins to create a very clearly structured and	High Amalgam of forest remnant stream corridors, coastal margins and mangrove colonies linked to harbour and the Hauraki Gulf. Very strong sense	Very high Signature Auckland landscape combining key elements of bush, coastal fringe, enclosed harbour with streams/ river and bush clad escarpments	High Interplay of land and harbour including variation resulting from atmospheric conditions, time of day/ year, tide and wildlife. Wading and sea birds prevalent.

			harbour headlands to create a complex harbour topography that is defined and enframed by large pockets of native forest – includes the Mahurangi River up to Warkworth and its bush clad escarpment.		headlands and bays that dramatically define the harbour margins.	shallow bays and extensive mangrove colonies. Includes enclosed water area of the Mahurangi Harbour.	River up to Warkworth. River escarpments and ridges combined with vegetation to strongly define individual catchments.	patterned hill country and harbour landscape. The whole landscape has a strong endemic signature.	of structure and sequence both physically and perceptually. Parts of the Mahurangi Harbour contain marine (oyster) farms, but this does not compromise the harbour's current natural values overall.		
44	Mahurangi - Waiwera	North East Rodney	Hill country Wild nature/cultured nature (Hill country) Wild nature/cultured nature (Estuary) Wild nature (Coastal) A very	Coastal and hill country landforms with remnant indigenous vegetation and pattern of pasture reinforcing	Very high Very extensive sequence of incised stream valleys extending down to the	High Extensive sequence of mature remnant native forest intermixed with pasture,	Very high Very dramatic sequence of terrain and extensive remnant forest interacting with, and	Very high Very clearly articulated sequence of hill and river valley topography combined with forest remnants and	High Amalgam of forest remnant stream corridors, coastal margins and mangrove colonies	Very high Signature Auckland landscape combining key elements of bush, coastal fringe, enclosed	High Interplay of land, estuaries and the open waters of the Hauraki Gulf, including variation resulting from atmospheric

			distinctive, even 'signature', coastal landscape (at the regional level), combining the deep river valleys of the Puhoi and Waiwera Rivers, together with other enclosed coastal estuaries that feed into the Hauraki Gulf. Framed by a dramatic sequence of headlands, sedimentary cliffs, coastal ridges, and native forest extending well inland. Also includes mangrove colonies and a patchwork of open pasture.	topography.	Mahurangi Harbour, including a sequence of dramatically cliffed headlands and bays, together with forested ridges and slopes that strongly define the Waiwera and Puhoi River margins.	together with stream corridors leading down to shallow bays and extensive mangrove colonies. Includes enclosed water areas of both rivers – culminating in Wenderholm Regional Park.	framing both local stream valleys and the Puhoi/Waiwera Rivers, including the prominent headland of Wenderholm Regional Park and Mahurangi Heads.	natural coastal margins to create a very clearly structured and patterned hill country and harbour landscape. The whole landscape has a strong endemic signature.	linked to harbour and the Hauraki Gulf. Very strong sense of structure and sequence both physically and perceptually. Parts of the Mahurangi Harbour contain marine (oyster) farms, but this does not compromise the harbour's current natural values overall.	harbour with streams/river and bush clad escarpments .	conditions, time of day/year, tide and wildlife. Wading and sea birds prevalent.
45	Kaipara Flats	North	Hill country	Interplay	High	High	High	High	High	High	

		East Rodney	Wild nature/cultured nature (Hill country) Wild nature (Lowland) Pronounced hill feature with a mixture of remnant native forest and shrubland extending down and into a series of stream corridors within the Kaipara Flats (totara and kahikatea in lowlands).	between remnant vegetation and rural pasture, Reinforcing topography.	Prominent hill feature surrounded by lowland.	Sequence of remnant forest and shrubland extending into totara and kahikatea forest along stream corridors within Kaipara Flats.	Very clearly articulated hill landform combined with a clear landscape patterning created by the vegetation.	Very distinctive interplay of terrain with forest and stream corridor remnants intermixed with pasture. Strong contrast between the focal hill landform and surrounding alluvial flats.	Cohesive interplay of re- emergent forest with forest strips following individual streams.	Very distinctive endemic signature arising from the amalgam of landforms and native forest/ shrubland contrasting with predominantly lowland farmland and pasture. (Pines on southern side of the hill excluded.)	
46	Upper Puhoi Valleyt	Central Rodney	Hill country Wild nature/cultured nature (Hill country) Very dramatic and dissected hill country with a complex sequence of stream corridors in which mature	Interplay between remnant vegetation and rural pasture, reinforcing topography.	Very high Very clearly defined sequence of major hill ridges and stream escarpments framing valleys and stream corridors.	High Extensive sequence of native forest cover linked across major ridges, slopes and escarpments	High Amalgam of dramatic terrain and native forest cover intermixed with lower lying stream corridors and areas of pasture to	High Combination of terrain and vegetation cover creating a clearly defined matrix, with a high level of cohesion and continuity.	High Intact sequence of forest cover and stream corridors.	High Very clearly defined relationship between topography and land cover creating a quite distinctive and	

			native forest dominates the higher slopes and ridge crests flanking lower lying pasture. Includes the bush covered escarpment following the Puhoi River.		Dramatic topography .	ts together with stream corridors.	create a clearly defined structure and pattern.			Auckland/ New Zealand landscape.	
47	Upper Waiwera Road	Central Rodney	Hill country Wild nature/cultured nature (Hill country) Rolling hill country and several stream corridors with remnant forest and shrubland intermixed with pasture.	Interplay between remnant vegetation and rural pasture, reinforcing topography.	High Prominent sequence of rolling hills and ridges including stream corridors.	High Intact indigenous vegetation (kahikatea particularly prominent) on hills and framing riparian corridors and catchments .		High Sequence of remnant forest interspersed through farmland and open pasture. Combination of landcover structuring the landscape.	High Native forest and shrubland sequence also framing stream corridors.	High Complex interplay of native forest and open pasture with the forest dominating the higher slopes and ridges framing both the farmland and water catchments/ stream corridors.	
48	Wainui Road	Central Rodney	Hill country Wild nature/cultured nature (Hill country)	Indigenous forest remnants reinforcing topography.	High Prominent hill and ridge landforms,	High Intact indigenous vegetation on hills and		High Sequence of remnant forest interspersed	High Native forest and shrubland sequence	High Combination of variable relief and focal nature	

			Rolling hill country with remnant forest and shrubland intermixed with pasture on its periphery; also includes bush following Weiti Stream corridor.		sequence of rolling hills and ridges extending down to significant stream corridor.	along riparian corridor.		through farmland and open pasture. Combination of landcover structuring the landscape.	also linked to stream corridor.	of the ridge crests accentuated by the native forest remnants; native forest also defines stream corridor.	
49	Sunnyside Road, Coatesville	Central Rodney	Lowlands Wild nature/cultured nature (Lowlands) Wild nature/cultured nature (Hill country) Quite detailed/distinctive combination of native forest on ridge and hill crests combined with bush along stream corridors, contrasting with pasture and surrounding farming/ rural residential land	Indigenous forest remnants reinforcing topography. Interplay with pasture.	High Fine grained sequence of stream corridors, escarpments and ridges.	Mod/ high Combination of stream corridors, including wetlands, linked with a sequence of remnant and re-emerging forest pockets.		High Very strong interplay of natural features and patterns with the more open pasture of adjoining rural residential development around Coatesville, creating a distinctive, enclosed natural/ cultural landscape.	High/ mod Sequence of readily apparent forest around stream corridors extending up onto higher slopes and ridges to create a network of natural forest elements.	High Evident patterning of natural and cultural landscape components that imbues the landscape with a strong sense of structure and character. Strong sense of place.	

			uses.								
50	Shakespeare Regional Park and Coastline	Central Rodney	<p>Coastal Wild nature (Coastal) Wild nature/cultured nature (Lowland) Wild nature/cultured nature (Hill country)</p> <p>Combination of strongly defined peninsula headland landform and remnant forest intermixed with pasture descending to wetlands and gently shelving coastal margins around Army Bay and Okoromai Bay while the eastern and northern coastlines of the headland are emphatically defined by very steep cliffs and</p>	Coastal landforms with remnant indigenous vegetation and pattern of pasture reinforcing topography.	<p>High</p> <p>Very dramatic profile of coastal headland and clearly etched cliff lines contrasting with the more gentle profile of ridges and valleys descending towards beaches and intertidal flats of Army/ Okoromai Bay.</p>	<p>High</p> <p>Enclosed coastal waters connected with re-emergent wetlands stream corridors and bush remnants, significant revegetation. Birdlife abundant.</p>	<p>High</p> <p>Interaction of open sea with headland cliffs with more sheltered inner bays. Strongly expressed patterns and landscape structure with the Regional Park's landscape contrasting quite markedly with nearby urban development and the Army facilities.</p>	<p>High</p> <p>Strongly expressed interplay between bush and stream gullies and on some ridge crests with surrounding pasture and marked interaction between the coastal cliffs and the sea.</p>	<p>High/mod</p> <p>Strong sense of natural sequence from the bays into wetlands and up-stream corridors into bush areas.</p>	<p>High</p> <p>Very clearly defined natural patterns and sequence providing positive counterpoint with the Regional Park's areas of pasture. Very strong interaction between land and sea expressed in the cliff margins particularly.</p>	<p>High</p> <p>Highly atmospheric interaction with both the Hauraki Gulf, affected by weather and light conditions, time of year/day. Abundant coastal birdlife, proximity to Tiritiri Matangi.</p>

			shoals.								
51	Okura Estuary Headlands	Central Rodney	Coastal Wild nature (Coastal) Wild nature/cultured nature (Lowland) Wild nature/cultured nature (Hill country) Strongly defined river corridor flanked by sedimentary cliffs to the south (Okura) and native forest across slopes and coastal ridges to the north framing a mixture of open water, sand/mud flats and mangroves.	Coastal/estuarine landforms with remnant indigenous vegetation and pattern of pasture reinforcing topography.	High Interplay of sedimentary cliffs to the south with shallower intertidal area merging with forested slopes and ridge profile to the north.	High Clear sequence of open water, intertidal flats, shell banks, salt marsh, wetland and native forest. Tidal and forest bird habitats.	High Strong river focal point flanked by attractive amalgam of flats, shoals, cliffs and native forest.	High Clearly expressed river corridor contained by a sequence of natural elements that is both distinctive and harmonious irrespective of the existing Okura settlement and adjoining farm land.	High/mod Linked sequence of coastal waters, intertidal flats and shell banks, marshland, wetland and native forest.	High Clearly expressed river corridor supported by adjacent landforms and native forest margins to create a reasonably cohesive whole that contrasts with surrounding development, exotic forestry and rural land uses.	High Highly atmospheric coastal waters affected by climate, time of day and year, also notable for coastal and forest birdlife.
52	Paremoremo Escarpment	North Shore	Hill country Wild nature (Hill country) Wild nature (Estuary & harbour)	Indigenous forest remnants reinforcing topography.	High Geological sequence very clearly defined, prominent	High Intact and reasonably extensive sequence of re-		High Very strongly articulated combination of elevated landform and	High Intact sequence of stream corridor (including	High Very strong amalgam of landform and forest cover	

			Highly legible escarpment landform still mainly dominated by native forest together with enclosed upper reaches of Paremoremo Stream at its base.		ridge descending to stream corridor; including part of Paremoremo Stream.	emergent native forest.		forest cover that contrasts with surrounding rural, rural residential and prison/ institutional development.	mangrove margins) and native forest.	providing strong counterpoint to adjacent land use (urban to rural).	
53	Lucas Creek	North Shore	Hill country Wild nature (Hill country) Wild nature (Estuary & harbour) Highly legible escarpment landform still mainly dominated by native forest within the enclosed upper reaches of the Lucas Creek water catchment.	Indigenous forest remnants reinforcing topography.	High Geological sequence very clearly defined, prominent ridge descending to stream corridor; including part of Lucas Creek.	High Intact and reasonably extensive sequence of re-emergent native forest.		High Very strongly articulated combination of elevated landform and forest cover that contrast with surrounding rural residential and Albany Village development.	High Intact sequence of stream corridor (including mangrove margins) and native forest.	High Very strong amalgam of landform and forest cover providing strong counterpoint to adjacent land uses (urban to rural).	High
54	Long Bay	North Shore	Coastal Wild nature (Coastal)	Coastal landforms with both	High Very dramatic		High Interaction of open sea	High Strongly expressed	Significant area of remnant	High Very clearly defined	Mod/ high Highly atmospheric

			Dramatic sequence of sedimentary headlands and cliffs, backed by rolling pastoral ridges and basins, interspersed with beaches and stream corridors.	remnant indigenous vegetation and revegetation within Grannies Bay reinforcing the natural topography.	profile of coastal headland and clearly etched cliff lines and rock shoals from Piripiri Point to Long Bay. Backed by the main coastal ridge above Grannies Bay extending out to Piripiri Point, with subsidiary ridges and basins interspersed with small beach areas.		with headland cliffs.	interplay between cliffs, rock shoals, beaches and the open sea of the Hauraki Gulf culminating in the interaction of Piripiri Point.	native forest above Vaughans Stream.	natural patterns and sequence providing positive counterpoint with the Regional Park's areas of pasture. Very strong interaction between land and sea expressed in the cliff margins particularly.	interaction with both the Hauraki Gulf, affected by weather and light conditions, time of year/day.
55	West Coast Awhitu Peninsula	Franklin	Hill country & coastal Wild nature	Coastal and coastally derived	Very high Very dramatic		High Sequence of dunes,	Very high Exceptionally dramatic,	High Sequence of dunes,	High Obvious relationship	High Highly atmospheric

			<p>(coastal) Wild nature/cultured nature (hill country) Dynamic coastline underpinned by massive dune formations that includes major coastal ridges and headlands, steep valleys and gullies around lakes and wetlands, often further defined by remnant native forest. A raw and wildly scenic landscape.</p>	landforms with remnant indigenous vegetation and pattern of pasture reinforcing dramatic topography.	dune formations and dune gully systems oriented to the coast.		gullies, lakes and dramatic beach/dune front on the edge of the Tasman Sea.	dynamic distinctive landscape.	streams, lakes and remnant forest.	between coastal processes that have formed the underlying topography and bush remnants and lake/stream corridors that are also clearly evident.	west coast qualities. Wild remote qualities strongly expressed.
56	Lakes Whatihua, Rotoiti and Puketi	Franklin	<p>Lowland Cultured nature (lowland) Perched dune lakes located on the inland side of Kariotahi Beach's dune formations and coastal ridge,</p>	Natural lakes and wetlands in pastoral landscape.	High Dune impoundment expressed in wetland/waterbody formation.			High Key focal points within wider dune and pastoral landscape. Contrast with surrounding open rural farmed	High Water bodies and wetland margins with raupo margins.	High Clearly articulates the nature of duneland formation and low lying dune impounded water	High Wildlife, waterbody mirrors change in weather and time of day.

			largely surrounded by pasture but also including pockets of raupo wetland and other native vegetation.					landscape.		bodies.	
57	Kariotahi Coastline	Franklin	Coastal Wild nature (coastal) Raw and wild West Coast beach characterised by its very extensive linear profile and black sand beachfront backed by eroding coastal cliffs and dune remnants. Extends to top of coastal ridge only.	Long extent of beach and dunes with relatively undeveloped rural backdrop extending only to top of coastal ridge.	High Black sand beach and cliff/steep slope backdrop.		High Extreme coastal processes evident.	High Archetypal west coast linear beach.		High Dramatic, dynamic coastal landscape, including erosion processes.	High/ med Related to west coast climatic qualities, tidal/ west coast sun set qualities and birdlife. Wild remote qualities strongly expressed.
59	West Ramarama and Bombay (Two sites)	Franklin	Hill country Cultured nature (hill country) Attractive sequence of remnant native	Interplay of indigenous forest remnants and pasture, reinforcing	High Discrete elevated landform with rock formations	Mod/ high Native forest remnants and stream corridors.		High Structure and pattern created by forest remnant and	Mod/ high Mainly related to bush and streams.	High Landforms clearly reflect volcanic origins while	

			forest and stream corridors contrasting with surrounding pasture and market gardens, that reinforces the rolling to incised nature of the local rural landscape.	topography.	and volcanic features.			stream corridors intermixing with pasture on elevated volcanic landform.		bush and streams cohesively reinforce natural topography. Strong sense of pattern and structure.	
60	Ponga Road	Franklin	Hill country Cultured nature/wild nature (hill country) Extensive sequence of mature and regenerating native forest, combined with strongly articulated stream corridors that reinforce the natural qualities of this rolling to dissected hill country landscape.	Interplay of indigenous forest remnants and pasture, reinforcing topography.	High Strong elevated relief as part of wider hill sequence.	High Extensive areas of native forest, native shrubland and stream corridors.		High Very marked naturalness values and strong interplay of underlying topography with areas of bush and more peripheral pockets of pasture.	High Strong sense of naturalness evident in the forest and shrubland areas, together with the terrain.	High Very apparent greywacke hill landform overlain with shrubland/ forest/ stream corridor sequence.	
62	Hunua Ranges	Franklin	Hill country	Interplay of	High	High	High	Very high	High	Very high	High

		(Part in Manukau area)	Cultured nature/wild nature (hill country) Second major hill range flanking Auckland's metropolitan area: dominated by native forest and water catchments focusing upon lake reservoirs and strong connection with the margins of the Firth of Thames. Combines relatively high relief with significant areas of native forest & maturing vegetation; only low levels of built modification (houses).	intact mature indigenous forest and forest remnants with pasture, reinforcing topography. Strong engagement between the hill country and native forests with the waters of the Firth of Thames. Awareness of the Coromandel Peninsula containing the Firth's sea surface.	Strong elevated relief as part of wider hill sequence. Sequence of headlands and coves, and stony beaches framing the Firth of Thames.	Extensive areas of native forest, native shrubland and stream corridors.	Interaction of the waters of the Firth of Thames with the rocky coastline at the eastern end of the Hunua Ranges.	Very marked naturalness values and strong interplay of underlying topography with areas of bush and more peripheral pockets of pasture. Very pronounced interaction between the Firth of Thames and the hill country margins that enclose and engage with it. Clearly visible Coromandel Peninsula across	Strong sense of naturalness evident in the forest and shrubland areas, together with the terrain. Largely natural sea area, although existing marine farming is clearly visible within the Firth of Thames near Matingarahi Point.	Very apparent greywacke hill landform overlain with scrub/forest/stream corridor sequence. Dramatic interaction of hillcountry with the Firth of Thames, and enclosure of that sea body by both the Hunua and Coromandel Ranges.	Native birdlife. Including sea birds along the Firth coastline. Tidal variations and Weather conditions altering the state of the Firth of Thames water area.
63	Orere Point - Waimangu	Manukau	Harbour & estuary	Coastal landforms.	High Sequence		High Dramatic	High Archetypal	High Series of	High Combination	High Sea birds

			<p>Wild nature (coastal) Strongly defined, cliffed, coastal landscape that is backed by significant areas of tall, predominantly native, vegetation, which interacts very strongly with the Firth of Thames. Some low density, subservient housing at Oreere Point.</p>	<p>Interplay of indigenous forest remnants and pasture, reinforcing topography. Strong engagement between the headlands and native forest remnants with the waters of the Firth of Thames. Awareness of The Coromandel Peninsula Containing the Firth's sea surface.</p>	<p>of gently shelving beaches with shelves with cliff faces leading into ridges pronounced.</p>		<p>interaction with the waters of the Firth of Thames, especially within Tapapakanga Regional Park and the engagement of its series of cliffed headlands with the Firth of Thames.</p>	<p>east coast coastline with series of bays and headlands and cliffs backed by stream corridors and bush remnants.</p>	<p>tracts of native bush and remnant forest extending down to the edge of the Firth; Relatively undeveloped beachfronts and cliff-line.</p>	<p>of elevated coastal edge/ topography and remnant bush patterns (pōhutukawa) creating a clear landscape structure along the Firth of Thames coastline.</p>	<p>along the Firth coastline. Tidal Variations and weather conditions altering the state of the Firth of Thames water area.</p>
65	Mataitai Forest	Manukau	<p>Hill country Cultured nature/wild nature (hill country) Dissected hill country that combines a</p>	<p>Interplay of indigenous forest remnants and pasture, reinforcing topography.</p>	<p>High Strong elevated relief as part of wider hill sequence.</p>	<p>High Extensive areas of native forest, native shrubland and stream</p>		<p>Very high Very marked naturalness values and strong interplay of underlying topography</p>	<p>High Strong sense of naturalness evident in the forest & shrubland areas,</p>	<p>Very high Very apparent greywacke hill landform overlain with shrubland/ forest/</p>	

			highly significant tract of native forest, shrubland and stream corridors with pockets of pasture on the hill country margins.			corridors.		with areas of bush and more peripheral pockets of pasture.	together with the terrain.	stream corridor sequence.	
66	North Clevedon	Manuka	Hill country Cultured nature/wild nature (Hill country) Dissected hill country overlooking Clevedon Village that combines a steep sequence of ridges and stream corridors with an extensive area of remnant native forest and shrubland that contrasts with surrounding pastoral farmland and	Interplay of indigenous forest remnants with pasture, reinforcing topography.	High Strong elevated relief southern end of range (only) extending north, part of wider hill sequence.	High Extensive areas of native forest, native shrubland and stream corridors.		Very high Very marked naturalness values and strong interplay of underlying topography with areas of bush and more peripheral pockets of pasture.	High Strong sense of naturalness evident in the forest and shrubland areas, together with the terrain.	Very high Very apparent greywacke hill landform overlain with shrubland/ forest/ stream corridor sequence. Backdrop to Clevedon.	

			exotic forestry.								
67	Duder Regional Park	Manukau	Harbour & estuary Wild nature (coastal) A very prominent headland landform mostly covered in pasture but with pockets of remnant coastal forest descending down to Umupuia Beach and a sequence of wetland salt marsh, intertidal flats and beach north of the mouth of the Wairoa River.	Coastal landforms with pockets of remnant indigenous vegetation among pasture, reinforcing topography.	High Very distinctive and discrete headland topography framing tidal flats, beaches, salt marsh and alluvial plain.	High Littoral zone linked with salt marsh and native forest pockets. Rocky/ cliff and intertidal margins around peninsula landform.	High Firth of Thames, diverse intertidal formations around prominent headland landform.	High Strongly discrete landform standing out from coast – promontory.	High/mod Combination of tidal, intertidal, marshland and coastal elements.	High Obvious promontory framing adjoining beaches and flats.	High Atmospheric coastal landscape, intertidal values and connection with the Firth of Thames as well as more localised bird life.
68	Maraetai-Umupuia Coast Road	Manukau	Coastal Wild nature (coastal) Sequence of headlands and rocky bays with steep backdrop of largely	Coastal landforms with remnant indigenous vegetation reinforcing topography.	High Very marked sequence of coastal bays and shoals, headlands,	High Forested coastline and hill country backdrop.	High Firth of Thames coastal edge.	High Very strong amalgam of a cliffed coastal edge with remnant coastal forest (pōhutukawa)	High Derived from the combination of terrain and remnant native forest interacting	High Very apparent landform sequence and patterns associated with its	High Strongly atmospheric values derived from the Firth of Thames.

			forested ridge slopes with some pasture framing the edge of the Firth of Thames. Parts of the coastal edge are strongly cliffed. Very little obvious modification.		cliffs and ridges.			creating a strong sense of structure and pattern.	with the Firth of Thames.	forest cover and some pasture.	
69	Omana Regional Park (Field Check required)	Manuka	Harbour & estuary Wild nature (coastal) Sequence of clay sandstone cliffs with sandy beach fringe and tidal flats. Mixture of pasture and bush remnants defining the coastal edge. Some small scale rural development in proximity but main settlement limited to margins of	Coastal landforms with remnant indigenous vegetation reinforcing topography.	High Sequence of sedimentary coastal landforms from intertidal flats to coastal ridge.		Mod/ high Coastal processes interaction with Tamaki Strait and the intertidal beach areas.	High Unmodified headland defining break between settlements of Maraetai and Beachlands.	High/ mod Sequence of intertidal flats/ beach/ salt marsh wetland eroding coastal cliffs and native bush remnants.	Mod/ high Landform sequence reinforced by interplay of pasture and bush-undeveloped coastal landscape between settlements either side.	High Tidal and atmospheric conditions combined with climate/ diurnal effects on Tamaki Strait.

			Maraetai and nearby Beachlands outside the ONL.								
70	Trig Road, Whitford	Manuka	Hill country Cultured nature (hill country) Whitford escarpment including remnant vegetation and pasture down to stream that combines significant areas of maturing vegetation interspersed with pasture.	Interplay of indigenous forest remnants and pasture, reinforcing topography.	High Escarpment landform and stream (defines bottom boundary in places)	Mod/ high Stream/ riparian and bush habitat.		High Visually prominent escarpment backdrop further defined by bush thereon and stream at foot.	High/ mod Combination of stream corridor, escarpment landform and bush remnants.	High Clear sequence created by combination of stream corridor, landform and ridge above stream, bush remnants and interplay with surrounding pasture and rural residential development.	
71	Mangemangoa Creek Escarpment	Manuka	Harbour & estuary Wild nature (estuary & harbour) Very clearly defined river valley with a	Coastal landforms with remnant indigenous vegetation reinforcing topography.	High Very clearly articulated river corridor landform with internal	High Combination of water, mangrove, salt marsh, natural landform sequence		High Visually prominent reinforced by continuity of natural elements throughout	High Sequence from water to salt marsh then mangroves and native forest.	High Remnant natural system clearly evident, contrasting with both	Mod/ high Ephemeral climatic and diurnal/ factors combined with birdlife.

			continuous ridgeline backdrop dominated by remnant native forest. (Not including eastern stream bank above mid corridor). Providing counterpoint to nearby urban edge and rural residential development to the southeast.		flats and steeply rising backdrop of coastal ridge to the west.	and coastal forest remnants.		the stream corridor and their contrast with the adjoining metropolitan edge.		urban and rural residential context.	
72	South Tairāngi	Waitakere	Harbour & estuary Wild nature (estuary & harbour) Cultured nature/ wild nature (hill country) Amalgam of incised sedimentary coastline with remnant wetlands framed by	Coastal and foothill/ridge landforms with remnant indigenous vegetation reinforcing topography.	High Clearly expressed sedimentary landforms including incised bays and steep cliffed harbour margins extending into hinterland ridges.	High Forest habitat, coastal margins and wetlands.	High	High Dramatic interplay of kauri dominated coastal forest with Manukau Harbour and bays. Very endemic/Auckland landscape (strong sense of place).	High Well defined coastal features including cliffs bays and wetlands linked with surrounding coastal forest.	High Very strong conjunction of harbour landscape and enclosed bays defined by tall coastal forest (re-emergent kauri) on steeply rising ridges and cliffs.	High Presence of wildlife and around harbour edge. A combination of atmospheric and diurnal variations contributes to local character.

			remnant kauri (predominant) forest including some limited residential development but excluding major residential areas.								
73	Waitakere Ranges and Coastline	Waitakere	<p>Hill country Wild nature/cultured nature (hill country) Wild nature(estuary & harbour) Wild nature(coastal)</p> <p>A truly iconic landscape insofar as it is strongly and uniquely associated with the Auckland Region and includes a very extensive sequence of reemerging to mature native forest on hill</p>	Coastal and inland ranges landforms with largely intact remnant indigenous vegetation reinforcing topography.	<p>High</p> <p>Strong elevated relief as part of wider hill sequence extending into both the dramatic west coast “black sand” beaches and cliffs, and sedimentary Manukau Harbour coastal edge.</p>	<p>High</p> <p>Extensive areas of native forest, native shrubland and stream corridors, combined with enclosed harbour, and very exposed Tasman Sea, coastal margins. Natural sequence includes bays, wetlands,</p>	<p>Very high</p> <p>Signature West Coast landscape combined with very extensive native forest/ ranges landscape.</p>	<p>Very high</p> <p>An iconic Auckland landscape that is very strongly linked to the identity of the wider region. Very marked naturalness values and strong interplay of underlying topography with areas of bush and more peripheral pockets of pasture. Dramatic sequence of</p>	<p>High</p> <p>Strong sense of naturalness evident in the forest together with the terrain linked to both Tasman Sea and Manukau Harbour margins.</p>	<p>Very high</p> <p>Very strongly articulated greywacke hill landforms and water catchments overlain with forest and coastal margin sequences.</p>	<p>High</p> <p>Highly atmospheric interaction with both the Tasman Sea and Manukau Harbour, affected by weather and light conditions, time of year/ day. Abundant coastal and forest birdlife.</p>

			country including Manukau Harbour margins, water catchments and lakes and a dynamic, dramatic West Coast. Excludes major areas of settlement e.g. Piha.			stream corridors, dune landforms, and native forest; home to a wide range of indigenous species.		coastal landscapes.			
74	Rangitoto, Motutapu, Motuike, Motukorea (Browns), Tiritiri Matangi	Hauraki Gulf Islands, Auckland Area	Islands Wild nature (coastal) Wild nature/cultured nature (hill country) Iconic Hauraki Gulf Island landscapes – strongly identified with the Auckland Region as a whole - that include two major volcanic features and other sedimentary island landforms	Retention of indigenous vegetation, both intact and remnant, reinforcing topography. Interplay of pasture and remnant and regenerating indigenous vegetation important on Motutapu and Motuihe. Landform strongly	Very high Signature volcanic landform of Rangitoto, together with the crater/cone / lava flow island landform of Motukorea together with the sedimentary profiles of Motutapu, Motuihe and more northern	Very high Very distinctive and rare (being the only example of its kind within the Region) coastal forest sequence across the lava flows of Rangitoto, together with the more	High Dramatic, evocative conical landform of Rangitoto combined with the crater form of Motukorea and sheer uplifted cliffs of Motutapu, Motuihe and Tiritiri Matangi contrast very markedly with the	Very high Very unusual and distinctive combination of island landforms and vegetation cover across Rangitoto that, in conjunction with peripheral cliffs and rock shoals create a dramatic NZ island landscape. Gulf islands play a strong	High Very extensive forest cover across Rangitoto and Tiritiri Matangi combined with forest pockets on Motuihe and Motutapu extending down to the coast create a strong sequence and sense of naturalness.	Very high Dramatic combination of island landforms volcanic features, forest cover and bush intermixed with pasture – contrasting with the surrounding Hauraki Gulf – results in a landscape that is very Expressive and contains	High Highly atmospheric interaction with both the Hauraki Gulf and Tamaki Strait, affected by weather and light conditions, time of year/day. Abundant coastal birdlife.

			that are highly distinctive and provide the focus for a multitude of views toward the Hauraki Gulf from the eastern shoreline of the Auckland Region.	expressed and – in the case of Rangitoto and Browns Islands – iconic because of the unique and different ways in which they reveal Auckland’s volcanic heritage.	Tiritiri Matangi.	isolated pockets of native forest on Motutapu and Motuihe linked often with the coastal edge. Strong connection between the restored coastal forest on Tiritiri Matangi and its coastal periphery.	waters of the Hauraki Gulf.	part in Auckland’s identity.	A very endemic NZ landscape. Very limited development on the islands, mainly related to public access and use (or with heritage values on Rangitoto).	multiple landmarks.	
75	Rakino Island islet landform and headland	Hauraki Gulf Islands, Auckland Area	Islands Wild nature (coastal) Sequence of six headlands and islets that are dominated by bare exposed rock and cliffs flanking bays	Retention of coastal landforms and remnant pōhutukawa.	High Series of prominent rock/ cliff headlands and islets that flank and enclose the bays		High Very dramatic interaction between the headlands and islets extending out into the Hauraki Gulf.	High Very prominent features in their own right that define much of Rakino’s periphery but also	High Essentially comprising a very raw and natural sequence of landform features that interact directly with	High Dramatic interface between land and sea expressive of coastal processes, which has a very raw,	High Highly atmospheric interaction with the Hauraki Gulf, affected by weather and light conditions,

			and areas of pasture and rural residential development.		around Rakino Island, including part of the very prominent northern headland sequence that terminates that end of the island.		Exposed, raw and elemental interaction of these features with the sea and weather.	attractively enclose some of its bays. The northern headlands are part of a dramatic sequence of cliffs that face the outer Hauraki Gulf.	the CMA and contrast with Rakino's more developed/pastoral hinterland and southern end.	wild character that contrasts with the more sheltered, protected nature of adjoining bays and coves.	time of year/day. Abundant coastal birdlife.
76	The Noises	Hauraki Gulf Islands, Auckland Area	Islands Wild nature (coastal) Sequence of islets in exposed outer Hauraki Gulf waters.	Retention of interplay between undeveloped coastal landforms and vegetation cover that reinforces topography.	High Sequence of small scale rocky islands and islets directly exposed to the waters of the outer Hauraki Gulf.	High Due to isolated location and landform the islands are associated with Gulf bird life and fish stocks, a series of very natural coastal landforms.	High Dramatic interaction between the cliffed, jagged and raw profile of the Noises and the seas that surround them. Remote; wild and elemental.	High Very dramatic and dynamic interplay between these natural landforms and the waters of the Gulf. A landmark series of islands on the edge of the outer Gulf that comprise part of a gateway to it.	High Totally undeveloped with a character that expresses both natural processes and evokes a strong sense of being divorced from human activity.	High A landmark group of small islands and islets that mark the point of transition between the inner and outer Hauraki Gulf – both visually and physically an archetypal small island sequence.	High Highly atmospheric interaction with the Hauraki Gulf, affected by weather and light conditions, time of year/day. Abundant coastal birdlife.
77	Waiheke	Hauraki	Islands	Coastal	Very high		High	High	High	Very high	High

	Island northern headland, Hakaimongo Point to Onetangi Bay	Gulf Islands, Auckland Area	Wild nature (coastal) Wild nature, Cultured nature (hill country) Headland and rocky coastal landforms including areas of remnant forest and pasture, steep cliffs and rock shoals framing larger bays along the north western coastline of Waiheke Island.	landforms with remnant indigenous vegetation, particularly pohutukawa reinforcing topography.	Very prominent series of headlands and points that define the margins of some north-western Waiheke's more prominent ocean beaches. Comprising a dramatic sequence of cliffs, rock shoals, small coves, native forest remnants and rolling pasture within the immediate hinterland.		Combination of landmark coastal headlands and rocky shorelines, with remnant forest above that contribute to the dramatic and highly expressive landscape of north-western Waiheke. Very dynamic interaction of the headlands with the exposed waters of the Hauraki Gulf.	Part of a prominent coastal sequence, within which the headlands and rock promontories are signature features that define much of the interaction with the Gulf.	Combination of remnant native forest with the raw coastal edge comprising cliffs and rock shoals that interact directly with the open sea.	Signature features within the wider coastline that define its individual parts and that are key landmarks in their own right.	Highly atmospheric interaction with the Hauraki Gulf, affected by weather and light conditions, time of year/day. Abundant coastal birdlife.
[CIV-2016-404-002331: Man O' War Farm Limited]											
78	Waiheke	Hauraki	Islands	Coastal	Very high	Very high	High	High	High	Very high	High

	Island eastern end	Gulf Islands, Auckland Area	Wild nature (coastal) Wild nature, Cultured nature (hill country) Very extensive sequence of rolling to steep hill country and rocky/ embayed coastline at the eastern end of Waiheke Island, including large areas of remnant native forest intermixed with open pasture and vineyards, and a convoluted shoreline. (Includes the Stoney Batter historic defence features and landscape context).	landforms with intact and remnant indigenous vegetation, reinforcing topography.	Very extensive sequence of coastal headlands, cliffs and bays extending into rolling hill country then the steeper confines of the Puke Range that acts as a backdrop to most of the eastern end of Waiheke Island.	Very pronounced sequence of native forest, vegetated stream corridors and forested to open coastal margins, including the edge of Te Matuku Bay with its enclosed inlet and mangroves on the southern island shoreline.	Very dramatic interaction between the sea and Waiheke Island culminating in the headlands of Thumb Point and Kauri Point backed by a clearly articulated sequence of hill country, including native forest remnants (kauri, taraire, puriri and totara) and more open pasture/ vineyards.	Amalgam of dramatic coastal sequences (especially around Tikitikiatongi Point, Hooks Bay, and Thumb Point) and forest/ pasture hinterland that displays a clearly articulated structure and pattern. Puke Range forms a prominent backdrop to most of the eastern end of the Island.	Extensive forest tracts combined with stream corridors, largely natural and often very dramatic coastal margins and the inlet of Te Matuku Bay – interacting directly with the seas of the Hauraki Gulf. The coastal edge is little developed and often conveys feelings of remoteness, wildness and near wilderness.	Very distinctive and memorable sequence of landforms and natural/ pastoral landcover flanked by a wild and highly scenic coastal edge. The Puke Range acts as a centre piece for the eastern end of Waiheke Island upon which the natural continuum of hills and ridges around it are focused.	Highly atmospheric interaction with the Hauraki Gulf, affected by weather and light conditions, time of year/ day. Abundant coastal birdlife.
79	Waiheke Island Awaawaroa Bay &	Hauraki Gulf Islands, Auckland	Islands Wild nature(coastal) Wild nature(hill	Interplay between indigenous vegetation	High Valley corridor incorporati	High Quite contained, but		High Continuous sequence of natural	High/ mod Significant sequence of natural	High Very strong sense of a natural	

	valley	d Area	country) Wild nature(estuaries) Valley corridor including flanking hills and ridges that extends down to Awaawaroa Bay including mangroves and coastal flats. Also comprises a sizeable area of native remnant forest and regeneration.	and pasture reinforcing topography.	ng hills on its margins extending in a linear fashion down to Awaawaroa Bay and its intertidal flats.	continuous sequence of native forest and wetland following the Awaawaroa Stream corridor down to the tidal flats and mangroves of the Bay.		landcover and processes dominate the valley corridor and create a strong sense of linkage between Awaawaroa Bay and its valley hinterland.	features and processes that dominate the valley/ bay landscape despite the presence of pockets of residential development and open pasture on the lower valley's western flanks. Parts of the Bay contain marine (oyster) farms, but this does not compromise the coastline's current natural values overall.	continuum that is reinforced by the enclosing hills which frame the valley and a strong sense of interconnection between the valley corridor and the bay at its base. A strong sense of continuity from forest and wetland to the bay margins within this tightly framed landscape.	
80	Waiheke Island South	Hauraki Gulf	Islands Wild nature	Coastal landforms	High Very	Mod/ high Remnant	High Very marked	High Very	High/ mod Despite the	High Clearly	High Highly

	Coast headlands (Whau Point to Awaawaroa Bay)	Islands, Auckland Area	<p>(coastal) Wild nature/cultured nature (hill country)</p> <p>Headland and rocky coastal landforms including areas of remnant forest and pasture, steep, sedimentary cliffs and shoals framing larger bays along the southern coastline of Waiheke Island overlooking the Tamaki Strait.</p>	and remnant indigenous vegetation.	prominent series of headlands and points that define the margins of some of southern Waiheke's more prominent beaches – Rocky and Awaawaroa Bays. Comprising a prominent sequence of sedimentary cliffs, shoals, bays, native forest remnants and rolling pasture within the immediate hinterland.	pockets of native forest linked with rocky to cliffed coastal margins and small bays.	interaction between the headland sequence and Tamaki Strait, with individual headlands framing the major inlets of Rocky and Awaawaroa Bays.	pronounced series of cliffed and rocky headlands backed by often steeply rolling pasture and native forest remnants that interact positively with one another.	prevalence of open pasture and some houses in the coastal hinterland, a mixture of remnant forest and the cliffed/rocky coastline itself imbues the wider landscape with significant naturalness.	articulated sequence of headlands and coastal cliffs, backed by bush and pasture that strongly define this part of Waiheke Island's southern edge and reinforce the indented 'sunken valley' profile of much of this coastline.	atmospheric interaction with the Tamaki Strait, affected by weather and light conditions, time of year/day. Abundant coastal birdlife.
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81	Waiheke Island, Whakanewha	Hauraki Gulf Islands, Auckland Area	Islands Wild nature (estuaries) Wild nature/cultured nature (hill country) Wild nature(Wetland) Sequence of rolling hill country covered in native forest and regenerating shrubland extending down into a large raupo wetland basin; also linked with the wetland and intertidal margins of Rocky Bay.	Coastal landforms, wetlands and indigenous vegetation.	High Natural sequence of rolling hill country linked with both a wetland basin landform and the gently shelving margins of Rocky Bay including shell banks and intertidal flats.	Very high Extensive sequence of remnant forest and regenerating shrubland, together with multiple stream corridors that drain into the extensive wetland along the southern edge of the regional park –also linked with the Bay’s intertidal margins.		High Very extensive and continuous sequence of forest/ shrubland connected with an extensive wetland and Rocky Bay’s shallow intertidal area creating a strong feeling of cohesion and integrity. Contrasts strongly with nearby farmland and residential development.	Very high Unusually cohesive and extensive amalgam of coastal forest, wetland and coastal margin features combine with intact natural processes to lend the Regional Park a distinctive, endemic, natural character.	High Clear amalgam of natural features and processes that differentiates the Regional Park for the more open pastoral and rural residential landscapes to the south, as well as residential landscapes across Rocky Bay and closer to Onetangi.	High/mod Highly atmospheric interaction with Rocky Bay, affected by weather and light conditions, time of year/ day combined with abundant birdlife along the coastal shore, as well as within the wetland and forest.
82	Waiheke Island southwestern rocks and islands	Hauraki Gulf Islands, Auckland Area	Islands Wild nature (coastal) Small island features (four) that sit at the	Coastal landforms and remnant vegetation.	High Prominent and discrete, albeit relatively		High Very exposed and clearly articulated island	High/ mod Distinctive features of the coastal landscape associated	High Relatively unmodified coastal landforms that allied	High Landform remnants that are clearly a product of	Mod Highly atmospheric interaction with the Tamaki Strait

			entry to Putiki and Rocky Bays as well off Church Bay and within Sergeant Channel, near Motuihe.		small island features that are notable for their uplifted profiles and some vegetation surrounded by the sea.		features that contribute to the indented character of Waiheke and Motuihe's larger island landforms, including the dynamic Interaction between the sea and those islands' coastal margins.	with southern Waiheke and Motuihe.	with some native vegetation cover and rock shelves have a distinctive Hauraki Gulf character.	coastal processes which help to articulate the wider interaction between land and sea in an expressive manner.	and Sergeant Channel, affected by weather and light conditions, time of year/day.
83	Waiheke Island Te Wharau Bay Coastal Ridge & Slopes	Hauraki Gulf Islands, Auckland Area	Islands Wild nature (coastal) Wild nature/cultured nature (hill country) Combination of a ridge and slopes that contain and define Te Wharau Bay combined with coastal cliffs and rock shoals framed by a	Coastal landforms and remnant vegetation, particularly pōhutukawa.	High A very prominent Ridgeline and Slopes that, enclose Te Wharau Bay. The cliffed/rocky coastal edge is reinforced by a swathe of	Mod/ high Relatively large sequence of native forest and shrubland directly connected with the coastal edge and Tamaki Strait.	High The coastline interacts very directly with the waters of Tamaki Strait especially and its landform is further expressed by the areas of native vegetation across it.	High An amalgam of a quite dynamic and dramatic coastline that is further articulated and reinforced by its backdrop of native forest/shrubland.	High/ mod Cohesive sequence of native forest cover and shrubland directly linked with the beach and rocky shoreline that interact with the CMA. An important 'remnant'	High Strongly defined landform, including part of the skyline ridge that extends out towards Park Point, creating a strong sense of cohesion despite peripheral residential	High Highly atmospheric interaction with Te Wharau Bay and part of Tamaki Strait affected by weather and light conditions, time of year/day.

			rolling hinterland and large areas of native forest/ shrubland.		native forest and shrubland. Across the coastline's main slopes (adjacent to some future residential sites).				within western Waiheke.	development	
84	Pakatoa Island & Tarahiki (Shag) Island	Hauraki Gulf Islands, Auckland Area	Islands Wild nature (coastal) Eastern coastline of Pakatoa Island, together with Tarahiki (Shag) Island comprising a sequence of headlands that are dominated by bare exposed rock and cliffs – contrasting with areas of pasture, pines and visitor accommodation on the rest of	Retention of interplay between coastal landforms and indigenous vegetation.	High Series of prominent rock/ cliff headlands at the eastern end of Pakatoa Island and a nearby island that clearly express the natural geological and weathering processes associated with all of	High	High Very dramatic interaction between the headlands and island extending out into the eastern Hauraki Gulf. Exposed, raw and elemental interaction of these features with the sea and weather.	High Both the eastern headland and Tarahiki Island are notable for their cliffs, shoals and dramatic uplift from the waters of the Hauraki Gulf. This is, to a degree, accentuated by the native vegetation on both features.	High Essentially comprising a very raw and natural sequence of landform features that interact directly with the CMA. The cliff/ bush sequence at the eastern end of Pakatoa contrasts with its more pastoral/ developed	High Dramatic interface between land and sea expressive of coastal processes, which has a very raw, wild character that contrasts with - in the case of Pakatoa - the more sheltered, protected nature of	High Highly atmospheric interaction with the eastern Hauraki Gulf, affected by weather and light conditions, time of year/ day. Abundant coastal birdlife.

			Pakatoa.		the Hauraki Gulf Islands.				hinterland and pines.	adjoining bays and coves.	
85	Ponui Island	Hauraki Gulf Islands, Auckland Area	Islands Wild nature (coastal) Wild nature/cultured nature (hill country) Very extensive island feature, comprising a natural sequence of coastal headlands, cliffs, bays and beaches framed by and inland backdrop of rolling hill country that contains a mixture of remnant native forest and open pasture.	Retention of coastal landforms and interplay between indigenous vegetation and rural pasture reinforcing topography.	High Large island flanked by an almost continuous sequence of natural beaches, bays, rock shoals, cliffs and headlands linked with a rolling series of ridges and stream valleys in the coastal hinterland. The landform pattern is complemented by areas of forest remnants, stream	High/ mod Strong interconnection between forest remnants stream corridors and natural coastal margins of Ponui Island	High/ mod Very exposed, indented coastline that interacts dramatically with the waters of the eastern Hauraki Gulf, an interaction that is often accentuated by the cliffed margins and headlands of the island's coastline.	High Very large island that expresses many of the endemic values of the Hauraki Gulf through the combination of its largely natural coastal edge and the strongly patterned/structured interplay between its open pasture and native forest remnants.	High/ mod Very clear sense of connection between Pounui's forest /shrubland /wetland and stream environments and the natural sequence of promontories, cliffs, and bays that define its coastal edge and interaction with the Hauraki Gulf.	High Extensive and relatively cohesive combination of remnant forest, open pasture and natural coastal margins contribute to a landscape that displays many of the hallmarks of the archetypal Hauraki Gulf landscape.	High Highly atmospheric interaction with the eastern Hauraki Gulf, affected by weather and light conditions, time of year/day. Abundant coastal birdlife.

					corridors and wetlands.						
86	Kawau Island	Islands, Rodney Area	<p>Islands Wild nature(coastal) Wild nature(estuary & harbours)</p> <p>Highly variable island landscape comprising a dynamic and very exposed cliffed and rocky eastern coastline, together with a much more sheltered western coastline that comprises a complex sequence of harbours, headlands, inlets, bays and small beaches: framed by rolling inland terrain covered mostly in native</p>	Retention of coastal landforms and indigenous vegetation cover.	<p>High</p> <p>Archetypal split between eastern (dynamic cliffs and shoals) and western (deeply indented and embayed) coastal environments, with hinterland landscape dominated by a more gentle sequence of ridges and slopes covered in native shrubland and pockets of forest.</p>	<p>High</p> <p>A regenerating coastal forest landscape and extensive coastline, including stream corridors and shallow intertidal harbours that interact with one another, including areas of mangrove and salt marsh.</p>	<p>High</p> <p>Very dramatic junction between Kawau's eastern coastline and the open waters of the outer Hauraki Gulf combined with the prominence of the island as the gateway to Kawau Bay.</p>	<p>High</p> <p>A very prominent island in close proximity to Auckland's eastern coastline that clearly expresses the natural/endemic values of the Auckland's island landscape. A very prominent and distinctive 'centrepiece' for views from around the edge of Kawau Bay.</p>	<p>High</p> <p>A strong endemic signature is evident in both coasts, with their contrasting characteristics, as well as the natural landforms and extensive shrubland/forest cover of the Island's interior.</p>	<p>High</p> <p>Kawau Island has a very distinctive profile and landscape character derived from its elements and processes, including both contrasting coastlines and the vegetative sequence across much of the rest of the island, particularly in the east.</p>	<p>High</p> <p>Interplay of Kawau Island with both enclosed Kawau Bay and the open waters of the Hauraki Gulf, including variation resulting from atmospheric conditions, time of day/year, tide and wildlife. Sea birds prevalent.</p>

			shrubland, but with pockets of mature forest in more sheltered locations.								
87	Motuekareka Island and islets	Islands, Rodney Area	Islands Wild nature (coastal) Dramatic and highly attractive island landforms that combine sheer cliffs and rock shoals with sheltered coves and beaches backed by pōhutukawa and other re-emergent coastal vegetation (high values despite pines on Motuekareka).	Retention of coastal landforms and indigenous vegetation.	High Dramatic small island landforms that combine cliffs and rock shoals with attractively enclosed and sheltered sand beaches that are further defined by a backdrop of coastal vegetation.		High Starkly exposed islands that interact dramatically with outer Kawau Bay and the more open waters of the Hauraki Gulf. Contrast of sheer uplifted landforms with parts of Motuekareka a island that are barely above sea level.	High Very pronounced contrast with the waters of the surrounding inner and south channels to and from Kawau Bay: sometimes appear to be offshoots of Kawau Island and the Martins Bay coastline.		High Appeal is largely derived from the contrast between these well defined islands and their sea surrounds; in the case of Motuekareka a Island this is reinforced by the contrast between a pronounced northern headland and a series of attractively enclosed coves and beaches backed by	High Interplay with the outer edge of Kawau Bay and the open waters of the Hauraki Gulf, including variation resulting from atmospheric conditions, time of day/ year, tide and wildlife.

										coastal vegetation.	
88	Aotea, Great Barrier Island (Includes Kaikoura, Broken & Rakitu (Aria) Islands	Hauraki Gulf Islands, Auckland Area	<p>Islands Wild nature (coastal) Wild nature/cultured nature (estuary & harbours) Wild nature/cultured nature (lowlands) Wild nature/cultured nature (hill country)</p> <p>Very extensive island landscape that captures many of the qualities of pre-European New Zealand, embracing a spectacular array of coastal (ocean beach and bays/ coves to rocky, cliffed, scarps and headlands) landscapes and lowland to hill country</p>	Retention of coastal landforms, indigenous vegetation and interplay between vegetation and landform/topography.	Very high Spectacular array of hill country to coastal landforms – from the central spine of Gt. Barrier Island to a complex mixture of estuaries, bays, ocean beaches, cliffs and rock shoals.	Very high Very extensive tracts of native forest that are relatively free of pests and weeds, and which lend this island landscape a profoundly NZ identity. Extensive estuarine and wetland habitats linked to both the dominant forest and more exposed coastal margins.	Very high Dramatic interaction between Gt. Barrier’s rugged, often raw and wild, coastline and the open seas of the outer Hauraki Gulf and Pacific Ocean.	Very high Highly distinctive and memorable amalgam of landforms, vegetation, habitats and coastal environs that have a profoundly natural, largely untouched quality. A key relic of New Zealand’s natural heritage.	Very high A landscape dominated by natural features and processes, in which, for the most part, human development and activities have a secondary role. An often wild, remote and wilderness landscape. Some bays contain existing marine (mussel) farms, but this does not compromise Great Barrier’s current natural	Very high Very obvious interaction of cohesive natural features and processes which contribute to a truly vernacular native/natural landscape.	High Highly atmospheric interaction with the outer Hauraki Gulf and Pacific Ocean, affected by weather and light conditions, time of year/day. Abundant coastal and terrestrial birdlife.

			environments that include wetlands and very large tracts of coastal forest. The centre of the island is dominated by a spine of spectacular hills, ridges and bluffs.						values overall.		
89	Hauturu, Little Barrier Island		<p>Islands Wild nature (coastal) Wild nature/cultured nature (hill country)</p> <p>Discrete and intact island landscape that captures the qualities of pre-European New Zealand, embracing a spectacular array of rocky coastal landscapes and steep hill country</p>	Retention of indigenous vegetation cover and interplay between vegetation and landform/topography.	<p>Very high</p> <p>A very insular landform that is notable for its starkly uplifted and conical profile, amplified by steep coastal margins and the native forest across virtually all of Little</p>	<p>Very high</p> <p>Very extensive tract of native forest that is free of pests and weeds, which lends this island landscape a profoundly primordial NZ identity: directly linked to the exposed coastal</p>	<p>Very high</p> <p>Dramatic interaction between Little Barrier's rugged, often raw and wild, coastline and the open seas of the outer Hauraki Gulf and Pacific Ocean.</p>	<p>Very high</p> <p>Highly distinctive and memorable amalgam of landforms, vegetation, habitats and coastal environs that have a profoundly natural, now untouched quality. A key relic of New Zealand's natural heritage.</p>	<p>Very high</p> <p>A landscape totally dominated by natural features and processes. A wild, remote, wilderness landscape of truly national significance.</p>	<p>Very high</p> <p>Very obvious interaction of cohesive natural features and processes which contribute to a truly iconic native/natural landscape that is unique within the Region as a pristine island/coastal</p>	<p>High</p> <p>Highly atmospheric interaction with the outer Hauraki Gulf and Pacific Ocean, affected by weather and light conditions, time of year day. Abundant coastal and terrestrial birdlife.</p>

			environments that are covered with an extensive tract of indigenous coastal forest. A very pronounced uplifted island landform with a distinctive conical shape and very limited coastal edge.		Barrier.	margins and open sea.					landscape and environment	
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Appendix E – Extract of Unitary Plan Schedule 7 ' Outstanding Natural Landscapes Overlay'